expires 4/8

Development Control – Delegated Officer Report

Application Number: ADC/0310/08 Recommendation - Permit

Site: **45 The Fairway Willowbrook Park Old Salts Farm Road Lancing West Sussex**

Proposal: **Conservatory at side**

The Application

The application relates to a residential mobile home sited at Willowbrook Park, on the east side of Old Salts Farm Road. The application dwelling is a mobile home located on the north side of an eastern spur of The Fairway one of the main access roads within the park.

The proposal is for a west side conservatory that would be 3.3m wide, by 2.1m deep, by 3.5m high to the apex of the shallow sloping roof.

The site is located adjacent to an electricity sub-station to the west and beyond this No's 42 & 43 The Fairway, two similar designed mobile homes.

Consultations and Representations

Chief Environmental Health Officer: No observations.

Third Parties: There have been no third party objections.

Lancing Parish Council: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The proposed conservatory would be modest in scale with a sympathetically designed roof form and brick built plinth. It would be well set back, 4.4m down the west elevation of the home, behind an existing decked area and screened from view by the bulk of the sub-station. It would have a very limited impact on the amenity of the streetscene.

Residential amenity
The majority of Willowbrook Park is characterised by mobile homes closely sited with relatively open plots, many of the front and side garden areas are overlooked with little space being totally private.

In this case the west elevation of the conservatory would be 1.5m from the 1.8m high boundary of trellis and mature shrubs and it would have views west towards the rear of the garden store of No.43 and the sub-station.
The conservatory would surround the existing west side double doors which are currently used as an access onto the north of the decked area. It is considered that the proposal would be no different in terms overlooking than the amount that currently exists from the west side decking.

Recommendation

APPROVE for reason that :-

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Case Officer:
Date: 3/7/08