expires 5/8

Development Control – Delegated Officer Report

Application Number: ADC/0313/08 **Recommendation – Permit**

Site: **40 The Fairway Willowbrook Park Old Salts Farm Road Lancing West Sussex**

Proposal: **Front conservatory**

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 west side of The Fairway one of the main access roads within the park.

The proposal is for an east side conservatory between the mobile home and the road that would be 3.5m wide, by 2.2m deep, by 2.8m high with a shallow sloping roof.

The dwelling is surrounded by similar style mobile homes with open plots.

Consultations and Representations

Chief Environmental Health Officer: No observations.

Third Parties: There have been no third party objections.

Lancing Parish Council: No objections.

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 roof shape similar in design to many other visible porches and conservatories, it would have a brick built plinth. The applicant was asked to amend the roof design from polycarbonate to a matching tile effect, however the agent has stated that it would result in the conservatory becoming financially unviable. On the basis that the roof would be at higher level due to the elevated position it is considered that the polycarbonate roof would not be so bad as to warrant refusal.

Whilst most porches and conservatories which have been added to other mobile homes in the park are located at the side or rear of the dwellings, this would be between the dwelling and the road, occupying a percentage of the front garden and leaving a 1.5m gap to the road. Usually this would disturb the regularity of the building line that exists elsewhere in the park, however in this case the application home is located with neighbours to the north and south which do not contribute to a shared building line. To the south No.27 fronts an east/west arm of the Fairway and has a large garage adjacent to the application site and hard up against the road. To the north No. 76 is sited at a right angle to the application home and projects in front of it by 6.5m.

The proposed conservatory is considered to be sympathetic in design to the mobile home and given the lack of a defined building line would not look particularly out of keeping or cramped in its siting.

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 mobile home directly opposite (No.41) has a window in the east side which is in full view of the road and applicants garden and is considered to be already overlooked, it is therefore felt that the proposed conservatory would not adversely affect privacy .

The scale of the proposals would not result in loss of natural light or have an adverse effect on the outlook from surrounding homes.

Recommendation

APPROVE for reason that :-

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Case Officer: [redacted]
Date: 22-7-08

PB 22/7/08