Development Control – Delegated Officer Report

Application expiry: 11.01.07

Application Number: ADC/0439/06 Recommendation - Permit

Site: 201 Brighton Road Lancing West Sussex BN15 8JB

Proposal: Fully-glazed front conservatory

The Application

The application property is a detached chalet style bungalow on the north side of the main A259. The proposal is for a fully-glazed front (south) six sided conservatory, which at it largest dimensions would be 3.76m wide, by 2.66m deep, by 2.88m high.

Consultations and Representations

Consultations/Comments
Lancing Parish Council have no objections to the proposals.

Third Parties
There has been no third party representation on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix ii ' Supplementary Planning Guidance' Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concerns of the proposal are the effect on the visual amenities of the locality.

The application property is sited on land which is approximately 2.0m higher that road level and it is located set back from the highway by 10.0m. The proposed conservatory is modest in size and would be made of similar material to the fenestration of the dwelling. The octagonal shape would not appear to over dominate the front elevation of the dwelling. The proposal would only be seen from the south side of the street due to the location of the dwelling and although the design of the conservatory could be more in keeping it is considered that on balance there would not be an unacceptable loss of visual amenity to the locality.

The proposal would not have a harmful effect on the amount of light, outlook or privacy available to the adjacent properties.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer: [redacted]
Date: 03.01.07

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