Expires 11/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0321/08 **Recommendation – Permit Application**

Site: **16 Beeding Close Sompting Lancing West Sussex**

Proposal: **Conservatory to west side and conversion of integral garage**

The Application

The application site is a detached bungalow located on a triangular plot in the north west corner of a cul-de-sac. The property has been extended to the rear under S/41/01/TP to include an integral garage and rear dormers. Either side to the east and south are semi-detached bungalows.
Permission is sought to erect a conservatory within the side garden off the southwest facing side elevation. This conservatory will be 4 metres in width and depth with a shallow pitched roof above. In addition, it is noted that the plans include the conversion of the integral garage to a habitable room, contrary to condition 5 of S/41/01/TP. The applicant's have requested to amend their proposal to include the conversion of this garage.

Consultations and Representations

Consultations/Comments

Spencer Bryan (County Planning Officer Strategic)	No objections.

Third Parties

Sompting Parish Council raise no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 conservatory will be a Victorian style UPVC structure built on brick dwarf walls and will be located off the side elevation of the bungalow behind 1.8 metre high boundary fencing. It will not be readily apparent from the street and will not be an unusual feature.

Residential Amenity
The main three elevations of the conservatory will be clear glazed with the nearest section 0.9 metres from the boundary with No.18 to the south. Following the site visit it is clear that there will be no significant overlooking afforded by the conservatory as this boundary consists of tall 2 metre high close boarded fencing and shrubs. To the rear taller 3 metre high fencing backs onto a raised parking compound.

Garage Conversion
The integral garage is conditioned to be retained under condition 5 of planning permission S/41/01/TP. However, since this development, the bungalow on the opposing corner plot, No.23, has undertaken a similar extension without the inclusion of a garage (S/46/03/TP). The existing parking setup at the applicant's bungalow is sufficient to hold up to 3 cars onsite on a frontal hardstanding, again similar to that catered for at No.23. In light of this it is considered that the conversion of the garage to habitable space will not warrant any highway concerns and will allow for the retention of an onsite provision that falls well within revised maximum parking standards.

Recommendation

APPROVE for reason that :-

1PPii (remove: '...CH1, ERA1..')

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 31/7/08

PB 31/7/08