Expiry 13/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0094/07 Recommendation - Permit

Site: 118 Western Road Sompting Lancing West Sussex

Proposal: Rear conservatory

The Application

The application site is located on the eastern side of Western Road. It contains a detached dwelling with side gable ends and rooms in the roof and front and rear dormers added in the 1970s. There is also a detached garage on the north side boundary, set back from the rear wall of the dwelling.

The applicant proposes to construct a conservatory at the rear of the building, accessed from the existing lounge in the south east corner. The proposed conservatory will have a depth of 3.2m, a width of 3.6m and pitched roof with a height to the ridge of 2.9m. It will be primarily constructed with glass, except for the lower area around the base. Doors in the north elevation will provide access to the rear garden.

The area is primarily residential with the exception of a parade of shops near the application site to the south on the corner of Western Road and Bowness Avenue. There is a mix of detached and semi-detached dwellings, a number of which have had conservatories and other extensions constructed to the rear. Both immediately neighbouring properties, Nos. 116 and 120 Western Road have existing rear conservatories undertaken in accordance with permitted development rights. Other recently approved rear conservatories in the street include Nos. 71 (ADC/0158/06), 144 (ADC/0090/06), 148 (S/36/04), 84 (S/32/04) and 160 (S/77/03).

Consultations and Representations

Consultees

The Sompting Parish Council has not made any comment in relation to this application.

Third Parties

A representation has been received from the resident of 120 Western Road (the neighbouring property to the north), stating that he has no objection to the proposed conservatory.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The conservatory is considered to be in keeping with the existing dwelling due to its small scale and design. It is located at the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The conservatory will not result in any adverse impacts on the privacy or outlook of the property to the north (No. 120) or any dwellings to the rear due to the significant separation distance and existing screening from fencing and buildings.

It is located relatively close to the boundary with No. 116 and contains glazing on this elevation. The existing separation between the properties is a solid 1.8 metre high wooden fence. This completely blocks any view of the existing conservatory on the adjacent site and, as such, any ground floor side windows on the application site are not considered to have a significant over looking effects.

The site contains a garden of over 20 metres in depth which will not be reduced as a result of this development.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
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Case Officer: .....

Date: 19/03/07

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