Development Management – Delegated Officer Report

Application Number: AWDM/1443/16 Recommendation – APPROVE

Site: 33 Silverdale Drive, Sompting, Lancing

Proposal: Replacement conservatory porch to front (east) elevation.

Date of site visit: 18.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application relates to a detached bungalow within a street with both semi-detached two storey dwellings and semi- detached bungalows in close proximity to the site. There is an existing flat roof front uPVC porch at the bungalow which is visible within the street scene. This addition is to be removed and a similar structure proposed which has a more prominent form with a hipped glazed roof of the style of a traditional conservatory. It is proposed at 2.9 metres wide and 2.1 metres deep, it has a maximum height of 3.2 metres.

Consultations: Sompting Parish: - No objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Submission Adur Local Plan 2016 – Policy 15
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposal would replace an existing similar glazed addition roughly in the same position on the front of the bungalow. The existing structure has a shallow lean-to roof which sits just below the eaves of bungalow. The current proposal would occupy a similar floor area but appear as a more visually prominent addition owing to its taller hipped and ridged 'conservatory' style roof design. It would nevertheless

appear as a subordinate element, marginally set-back from the front gable feature and set-in from the main side wall of the bungalow. Albeit slightly cramped, it is considered refusal would be difficult to justify in terms of visual harm. It is considered it would not set a precedent for other glazed front extensions since the front-projecting gabled form of the original bungalow is not a characteristic that is repeated in the street-scene generally.

Residential Amenity

The bungalow is detached and therefore the structure is set within the site away from adjacent boundaries. It will not result in any loss of light, privacy or overbearing impact to adjacent properties. The impact will be similar to that of the existing structure.

Recommendation

APPROVE

1. time limit
2. materials to match
3. approved plans

Informative

1. Proactive no amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date 7th November 2016

Authorised by: Jo Morin Date: 07.11.2016