Development Control – Delegated Officer Report

Application Number: ADC/0351/09 **Recommendation – Permit Application**

Site: **8 Leconfield Road Lancing West Sussex BN15 9JH**

Proposal: **Rear conservatory**

The Application

The application site is a detached dwelling house with rooms in the roof. There is an existing single storey flat roof rear extension and pitched roof rear projection. The street comprises of detached properties of various appearance and style.

Permission is sought to erect a hipped roof conservatory to the rear of the dwelling to extend from the existing flat roof extension. The conservatory will have a maximum depth of 4 metres, will be 4 metres wide and it will have a maximum height of 3.1 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The main dwellings to be affected are those either side of the site, no. 6 Leaconfield Road to the north and no. 10 to the south. No. 6 has an existing rear extension and conservatory along the boundary which extends further to the rear than the proposed conservatory. No. 10 to the south has a flat roof rear extension which provides what appears to be a kitchen/utility/living space. There is a window facing north towards the site onto the 1.8 metre high boundary fence. The conservatory will extend alongside this window however there will be no significant loss of light or out look that would warrant a refusal in this case as the room is also served by windows to the rear and towards the southern boundary. A condition will be attached to ensure that the glazing on the southern elevation is to be non-openable and fitted with obscured glazing.

Visual Amenity

The conservatory is to the rear of the dwelling and is therefore not visible within the street scene. Although large in scale the conservatory is of similar size to other extensions adjacent to the site and will be relative to the existing building. The conservatory will be constructed from uPVC and glazing and the dwarf wall and side wall will be rendered to match the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Cii – amended – the glazing in the southern elevation of the conservatory hereby permitted shall be fitted with obscured glazing and shall be permanently non-openable. AH7

Case Office [redacted] .....Date 14/10/09

PB 14/10/09