Application Number: ADC/0665/07 Recommendation – APPROVE

Site: 20 Manor Road, Lancing BN15 0EY

Proposal: Rear conservatory

The Application

This application is referred to the Committee for a decision because it is submitted by a District Councillor and consequently does not fall within the scope of delegated powers.

The application is for a rear conservatory which would be 7.5m wide by 3.2m deep on the east half and 2m deep on the west half, its rear elevation being 'stepped'.

The property comprises of a detached 1970's house, with a gabled roof, located on the north side of Manor Road, approximately 40m to the east of the junction with Church Close, within the Conservation Area. It is in the middle of three similar houses sited on land that rises sharply to the north. The garden to the rear is partially terraced with a detached garage making up part of the west side boundary. The garage is accessed via a service road to the rear of the properties.

Consultations and Representations

County Planning Services: The Conservation Architect states that the conservatory would not detract from the building or the area.

Adur District Conservation Advisory Group: To be reported.

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible, enhance the character and distinctiveness of areas, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

There is a statutory duty to pay attention to the need to preserve or enhance the character or appearance of Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

Visual amenity

The proposed conservatory would be unseen from a public area. Its design and scale are appropriate and would not affect the character or appearance of the Conservation Area.

Residential amenity – overlooking

The proposed conservatory would have a floor level the same as that of the dining room and kitchen of the existing property and, due to the gradient of the garden, some excavation would be required. Most of the eastern side of the conservatory would be a brick wall with just one window, 0.8m wide, on its north-east rear corner. The existing 1.8m high boundary fence, which follows the gradient of the rear garden, would avoid overlooking of the rear rooms and garden of the neighbouring house to the east (No.18).

To the west, the adjacent property is effectively screened by the existing 2m high brick boundary wall and 4m high hedge on the neighbour's side. There would be more glazing on the western side of the conservatory but the depth of the structure on the western side is only 2m deep. The existing boundary treatment would be sufficient to prevent overlooking.

Recommendation

APPROVE for reason that :-

The proposal would preserve or enhance the character or appearance of the Conservation Area and would not detract from the amenities of neighbouring properties. It would consequently accord with the relevant policies of the Adur District Local Plan (AB4, AH7) and the adopted West Sussex Structure Plan 2001-16 (CH4, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials of base and flank walls of conservatory to Match existing house)

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