~~PC~~
~~5/7/07~~
expiry
31/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0331/07 **Recommendation – Permit Application**

Site: **1 Boxgrove Close Lancing West Sussex BN15 0QG**

Proposal: **Conservatory to rear elevation**

The Application

The site is located within the built up area within north Lancing. A detached chalet bungalow within a cul-de-sac which comprises various styles and designs of bungalows. The application site slopes up from the highway to a higher ground level. There is a sloping driveway to the front of the property and a single garage to the east side of the dwelling house.

To the rear of the property the ground level directly to the rear of the building continues at the same level for approximately 1.9 metres to form a patio area. Beyond this patio there is a lawn, which is terraced and approximately 1 metre higher than the ground level of the existing patio. Despite the higher ground level of the lawn area the rear of the property is well screened on all boundaries by dense, high vegetation.

Permission is sought to build a pitched roof conservatory to the rear of the property. The conservatory is proposed to be 3.4 metres in depth 3.7 metres wide and will have a maximum height of 3.2 metres. Due to the depth of the conservatory and the existing levels of the rear garden it will be necessary to cut into the raised lawn area.

Consultations and Representations

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

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: -Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed conservatory will be located to the rear of the existing chalet bungalow, therefore will not be visible within the street scene. The site is well screened and due to the change in ground levels the conservatory will not be visible from the surrounding area.

Residential Amenity

The neighbouring properties to the east and west of the site will not be affected by the proposal in this case due to the screening in the form of vegetation on the boundaries to both neighbouring properties and also to the rear. As above the low level of the conservatory in relation to the levels of the surrounding garden area limit the impact and the visibility of the conservatory to the occupiers of the neighbouring properties. Therefore there will be no adverse impact on the residential amenities of the occupiers of the adjacent properties in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. ~~C12Ei (External materials to match existing)~~

Case Officer... Barker .....Date..... 5/7/07

CS 5.7.07