Expires 6/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0341/07 **Recommendation – Permit Application**

Site: **63 Hillrise Avenue Sompting Lancing West Sussex**

Proposal: **Conservatory to rear (retrospective)**

The Application

The application site is a detached bungalow located on the west side of Hillrise Avenue, Sompting. The property is bounded to the north and south by similar detached bungalows that both have large rear conservatory extensions. To the rear a large garden slopes down to a garage with rear access track, and No.46 Halewick Lane beyond. The proposal seeks retrospective permission for a large rear conservatory that extends 3 metres from the rear elevation and wraps partly around the north side corner of the bungalow. The conservatory features a pitched roof and sits to a height of 3.9 metres with rear steps leading down to the garden that sits 1 metre below floor level. Access doors and principal windows sit on the rear elevation with obscure glazing on the north side/corner panels and solid panels on the southern elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

There are no major planning concerns with this application.

The design of the conservatory is such that it does not exceed the depth of the neighbouring extensions at Nos. 61 & 65 and cannot be seen from the street. Whilst the pitched roof reaches a height of 3.9 metres it offers no detriment to neighbouring amenity. Both the boundaries to the north and south feature 1.8 metre high fencing with tall shrubs that limit any potential for overlooking. The conservatory has been constructed with obscured glazing on the north corner panels that prevent any overlooking into No.65 whilst solid panelling with a high level window on the southern elevation prevent any overlooking into the rear garden of the lower property to the south, No.61. The conservatory does not significantly lessen the large rear garden area that remains.
As the conservatory has a depth of just 3 metres and offers no detriment to neighbouring amenity it comfortably accords with the Council's DC Standard No.3. The obscured windows on the north elevation do not need securing by condition as they face the solid side walls and fencing of the adjacent extension that sits barely 1.2 metres away. However due to the higher level of the applicant's bungalow, and the 2 metre distance to the boundary with No.61, the south side panelling should be secured by condition to prevent future overlooking, thus reciprocating a similar condition attached to the rear extension at No.61 under S/6/97/TP.

Recommendation

APPROVE for reason that :-

1PPi (amended) : '..The development does not detract from the local environment and has not resulted in an unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the ADLP (AG1, AH7) and the WSSP (LOC1, DEV1)'

subject to:

1. C18Eii: '...in the south side panelling of the extension...' (no additional windows to be formed in side wall of extension)

Case Officer:.....

Date:...12/7/07.

CJ 16/7/07