DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – APPROVE**
AWDM/0717/11

Site: **37 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Construction of a lean-to conservatory on rear elevation**

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a mid-terraced house on the east side of First Avenue. It has been enlarged by a single-storey rear extension part way across the rear elevation and rooms in the roof (the latter apparently as 'permitted development'). There is a detached garage in the rear garden accessed from a rear service road.

Permission is sought for a lean-to conservatory addition attached to the rear of the existing extension.

The applicant writes in support of the proposal:-

"*We are a fostering family and really enjoy our work. We currently have two placements on top of our own five children so I'm sure you can appreciate we need to maximise the space and a lean-to would give the children a place they can relax".*

RELEVANT PLANNING HISTORY

Rear Extension L/149/78/TP – Permitted
Demolition of existing garage and replacement of same (increased dimension) L/145/80/TP – Permitted
Replacement Garage L/202/80/TP – Permitted
Vehicular Access L/81/03/TP – Permitted

RELEVANT PLANNING POLICIES

Saved Adur District Local Plan policies: AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan: CC1, CC6, BE1

CONSULTATION RESPONSES

Lancing Parish Council: No objection.

REPRESENTATIONS

None.

PLANNING ASSESSMENT:

The proposal comprises up-grading of the existing housing stock located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, and the design of the proposed addition and effect on the character and appearance of the surrounding area.

The impact on the living conditions of neighbouring occupiers

The existing flat roofed rear extension is 3.75m wide and 3.35m deep on the north side of the rear elevation. There are patio doors in the rear and a window (serving a WC/shower room) on the south side.

The proposed conservatory would be 3.1m deep and 4.2m wide (0.65m wider than the existing rear extension). A gap of 1 m would be retained on the south side. The rear garden steps down to the east and the proposed conservatory would be built having a lower floor level than the existing extension with an internal step. The drawings show the conservatory having a plinth wall in brickwork to match the existing, with a taller section of wall on the north side adjoining No.39. The glazing on the north side would be obscured and non-opening windows on this side. The shallow lean-to roof 2.8m high would sit under the eaves of the existing flat roof extension.

To the north, No.39 has been enlarged by a single-storey flat roof extension across the full width of the rear elevation which buts up to the existing extension at No.37. It is very marginally deeper into the garden than the existing extension at No.37. The proposed lean-to conservatory would project approximately 3.05m beyond the rear of the neighbour's extension. Notwithstanding its orientation to the south of No.39, owing to its modest height, it is considered proposed conservatory would not be excessively overbearing or oppressive on the amenities of No.39.

To the south, the attached house No.35 has not been extended at the rear. The boundary is defined by a low brick wall staggered down the garden. Shrubs and small trees interspersed along the boundary provide an element of screening. The proposed conservatory would project 6.6m beyond the rear wall of No.35, but not directly onto the common boundary. Bearing in mind the orientation of the proposed conservatory to the north of No.35 it is not considered the effect would be excessively enclosing or overbearing. The clear glazed windows in the south side of the conservatory would be only 1m from the boundary allowing views over the wall into the neighbour's garden only partially screened by planting within the curtilage of No.35. However, owing to the overall depth of the conservatory, overlooking from the side windows would not be of the main habitable accommodation at No.35. No objection has been received from the neighbour and on balance it is considered a requirement for obscure glazing on the south side is not essential in order to safeguard the amenities of the occupiers of this property.

Design and the effect on the character and appearance of the surrounding area.

The conservatory is marginally wider than the existing extension which will result in a slight awkward detail at their junction. It would have been preferable in terms of appearance for the conservatory to be of the same width as the existing extension and this advice was given at pre-assessment of the application. However, the applicant is keen to maximise the floor area for the reason outlined in the supporting letter.

An overall garden depth of 9m would be retained between the conservatory and the detached garage building in the rear garden which is considered adequate and would not lead to an overdeveloped appearance.

Having regard to the modest scale of the conservatory, together with its light weight construction, it is considered the overall effect on the appearance of the property and the character of the area would not be unacceptable.

RECOMMENDATION APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7) and the South East Plan (CC1, CC6, BE1).

Subject to:-

1. Standard time limit (3 yrs)
2. Approved drawings
3. Matching materials
4. Windows in north side to be obscure glazed and fixed shut.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

Delegated Decision

Case Officer
Sign Jo Morin Date 22 Dec 2011

Authorising Officer
Sign: Keith Morgan Date: 22 December 2011