Expires 28/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0725/07 **Recommendation – Permit Application**

Site: **22 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a detached bungalow located on the east side of Berriedale Drive, Sompting. The property has a large single storey rear extension and a large rear garden beyond. It is bounded to the south by a semi-detached chalet bungalow that is in the process of adding a pitched roof to its large rear extension. To the north and rear are further semi-detached bungalows.
This application seeks permission to add a pitch roofed conservatory off the rear of the rear extension. It will sit across the width of the building and be 3.1 metres in depth with 1 metre high dwarf walls below glazing on all elevations.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 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.

Visual Amenity

The conservatory will be 3.1 metres deep with a hipped pitched roof to a height of 3.2 metres. The eaves level will be lower than that of the rear extension however as it is not visible from the street this will not be an issue.

Residential Amenity

This proposal will not unduly impact on either of the immediate neighbours. To the south No.20 has a rear extension 2.9 metres deeper than the applicant's. The conservatory will not extend significantly beyond this whilst the south side window will face 1.8 metre high fencing and the side wall of No.20's extension. There will be no impact on the No.20's north facing window as it is sited away from the proposed conservatory.
To the north the boundary features 1.5 metre fencing with shrubbery of a similar height and is sited 2.5 metres away from the proposed conservatory. Although clear glazing is proposed in the north elevation of the conservatory it is not considered that any significant overlooking could occur due to the dense treatment of the northern boundary. No.24 has small rear extensions that recess its rear elevation in relation to the applicant's however, given the separation between the properties it is not considered that the addition of a conservatory off the rear extension will overdominate their outlook.
To the rear there will be no privacy concerns as a separation of 41 metres will be retained to No.96 Abbey Road across large rear gardens.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

PB 10/1/08

Case Officer:.....

Date: 9/1/08