expiry
08-02-08

Development Control – Delegated Officer Report

Application Number: ADC/0730/07 Recommendation - REFUSE

Site: 10 Freshbrook Close Lancing West Sussex BN15 8BW

Proposal: Conservatory at front

The Application

The application property is a detached chalet style bungalow located at the far western side of Freshbrook Close, within the built-up area of Lancing. The property is sited in a plot that is located adjacent to a garage compound which serves a block of flats to the south (Russell Court) and to the east of Grinstead Lane flyover which rises to the north. The property has north and south side dormers and a detached garage on the south side.

To the east in the property is surrounded by detached bungalows, with relatively large set-backs and off-street parking. The bungalows in the street appear undeveloped at the front with no visual roof extensions apparent.

The proposal is for conservatory, 5.7m in width, by 3.6m in depth, by 3.1m in height to the ridge of the roof. It would be located at the front of the property, in the front garden area behind a low 0.4m high boundary wall.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Lancing Parish Council: Yet to comment.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
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'.

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, in relation

specifically to extensions and alterations to dwellings, states that they 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. Development Control Standard No.3 states that front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. In the case of detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.

Visual amenity
The application property is well setback from the front boundary with the road, and adequate space exists for the proposed conservatory. Due to the siting of the plot, the dwelling does not contribute to the existing building line of properties to the east and therefore a front extension would not appear out of keeping.

However, the open nature of the front of the property would result in the conservatory being highly visible within the streetscene. The design of the conservatory itself is something that usually is permitted at the rear of properties where they will not have such an effect on the character of an area. Therefore it is considered that the design of the conservatory, due to the Victorian style roof form, fully glazed flank walls and offset siting would create a visually incongruous feature that would be out of keeping and detrimental to the streetscene.

Residential amenity
The proposed conservatory would not have an effect on the amount of light or outlook of the surrounding properties. All of the fronts of the adjacent bungalows are on view from the street and it is felt that the proposed conservatory would not significantly alter the amount of privacy available.

Recommendation

REFUSE for reason that :- B5AR

The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the Street Scene ~~environment~~, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2)

Case Officer: MMAne
Date: 11-01-08

PB 14/1/08