expires .
25.08.07

Development Control – Delegated Officer Report

Application Number: ADC/0342/08 Recommendation - Permit

Site: 23 Kings Road Lancing West Sussex BN15 8EB

Proposal: Rear conservatory

The Application

The application property is the northern half of a pair of hipped-roof, semi-detached bungalows located on the west side of Kings Road in Lancing, opposite the junction with Queens Road.

The proposal is for a rear conservatory that would project from the rear of the building by 2.8m in length, by 8.6m wide, by 3.2m in height to the apex of the roof. The conservatory would be white uPVC and would have a brick built north and south side elevation with high level windows, and to the west it would have a 0.6m high dwarf brick wall.

The property has previously been extended with a north side hip to gable extension with a rear dormer built under permitted development.

The attached dwelling (No.21) has a rear conservatory of similar depth as the proposals with a full brick built wall adjacent to the boundary. To the north No.25 is a detached bungalow set back from the boundary by a driveway with access to a detached garage.

Consultations and Representations

Lancing Parish Council: No comments.

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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 proposed conservatory would be located at the rear of the dwelling generally screened from the road at the front apart from some angled views of the north side of the conservatory from the street across the neighbours driveway. Provided the proposed flank wall of the conservatory is of a matching material it would not appear out of keeping or detrimental to the streetscene.

The design of the conservatory would not appear particularly overbearing or result in a cramped appearance. The proposed gabled roof of the conservatory would match the roof form of the extended bungalow, the valley gutter adjacent to the house would not make it feel so separate as to appear incongruous.

Residential amenity
The attached property (No.21) has been extended to the rear with a conservatory on the north side and kitchen extension on the south. The conservatory is comprised of a north side brick wall and is 2.8m in depth, the same depth as proposal at the application site. Due to the presence of the conservatory at No. 21 there would not be any loss of privacy, or an overbearing or unneighbourly presence.

The property to the north (No.25) is set back from the side boundary by the distance of a vehicular driveway. It has a dual aspect kitchen/diningroom with a secondary southern outlook directly opposite where the proposal would be sited. The boundary is currently made up of a low post and wire fence with mature shrubs. It is felt that the outlook from the neighbours kitchen/diningroom would not be so adversely affected as to warrant a refusal.

The sill of the window in the north side of the conservatory would be set at 1.8m above floor level, which is considered to be adequate to prevent overlooking of the dining room of the neighbours to the north.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii – amended
   The materials and finishes of the external walls of the conservatory and alterations hereby permitted shall…etc.

Case Officer:
Date: 22.07.08

PS 23/7