Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0659/12

Site: **7 Alexandra Road Lancing**

Proposal: **Proposed conservatory on rear elevation**

Date of site visit: 17/07/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey dwelling within a street of properties of various style and design most of which are detached. There is a flat roof single garage attached to the dwelling set back on the western side. There is also an existing flat roof single storey rear kitchen extension. Planning permission is sought for a rear conservatory, fully glazed with a dwarf wall and hipped roof. The conservatory is to extend from part of the existing flat roof rear extension and will abut the side of the garage. It will extend 3.05 metres in depth and 3.65 metres wide with a maximum height of 3 metres.

Representations

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: **-** No objection

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal can be supported in principle as it is a minor household extension to an existing dwelling house. The rear garden of the property is in excess of 15 metres the proposed extension will not result in a dwelling house which is deficient in external amenity space. The relevant issues to be considered in this case are the effects on the residential amenities of the occupiers of the adjacent dwellings and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory is of hipped roof design and will not be overly large or out of character in relation to the existing dwelling.

Residential amenity

The proposed conservatory will be screened from no. 5 Alexandra Road to the west by the existing flat roof garage. Only part of the glazed roof will be visible. There will therefore be no detrimental impact in this case.

No. 9 the bungalow to the east is at a distance of 8 metres from the proposed conservatory. There is a 1.8 metre close boarded fence on the boundary. It is not considered that there proposed extension will result in any loss of privacy, light or overbearing impact

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Plan no. 05/12/04
   1 of 3
   2 of 3
   3 of 3
   All received 28th May 2012

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 26th July 2012

Authorised by: Jo Morin Date: 26 July 2012