Expiry 25/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0120/07 **Recommendation – Permit Application**

Site: **72 Chester Avenue Lancing West Sussex BN15 8PG**

Proposal: **Replacement conservatory**

The Application

The site is located within the built up area of Lancing, it is a single storey detached bungalow in a street of similar bungalows some are semi detached and some are detached. To the rear (east) of the site is a block of flats and a row of terraced properties. To the north and south of the site are Nos. 74 and 70 Chester Avenue, both detached bungalows. Set back to the rear of No. 74 and No.72 are two single garages which serve each bungalow. The garages are accessed via driveways which run to the side of the properties.

As existing there is a lean to conservatory to the rear of No. 72 Chester Avenue. It is proposed that this is demolished and replaced with a larger conservatory with a pitched roof. The existing conservatory is 3.6 by 2.4 metres and the proposed conservatory is 4.6 by 3.6 metres. The maximum height is 3.2 metres.

Consultations and Representations

Lancing parish Council: No objection

Third Parties: 1 letter of support received stating that the conservatory would enhance the look of the bungalow and add useful extra room space.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
Adur Development Plan – Submission core Strategy 2006-26 (ADC 2007): H1, ENV4
PPS1 'Delivering Sustainable development' (ODPM 2004)

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 to dwellings should be designed so as to not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwellings and the area in general.

Character and Appearance of Building and Street Scene

The proposed conservatory is sited to the rear of the dwelling and therefore will not be visible within the street scene. It is considered that the proposed conservatory is in keeping in scale, size and design with the original dwelling in keeping with the area in general it therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

Residential Amenity

The main properties to be affected in this case are Nos. 74 and 70 Chester Avenue which are located to the north and south of the site respectively. There will be no loss of privacy or loss of light as a result of the proposed conservatory. The rear of the property is enclosed by a 1.8 metres wall to the north and a 1.5 metres fence to the south. The proposal therefore complies with part (a) of Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date 21/3/07