Application No.: ADC/0745/07 Recommendation – Permit Application

Site: 27a Leconfield Road, Lancing, West Sussex

Proposal: Conservatory to Rear (East)

The Application

The application site contains a detached double storey house with brick and cream render walls and a clay tile side gable ended roof, located on the north east corner of the intersection of Leconfield Road and Myrtle Crescent within the built-up area of Lancing.

Erection of the dwelling was granted approval by Council in April 2005 (L/229/04), however due to the limited size of the plot (which required a significant reduction to Council's amenity space standards), permitted development rights were restricted to prohibit the erection any subsequent extension or incidental building structure measuring greater than $10m^3$ in volume (Condition 10).

Notwithstanding the above, the applicant now seeks approval to the erection of a rear conservatory centrally located across the rear elevation of the building, measuring 3.36m in depth, 3.46m in width and incorporates a hip ended pitched roof that reaches 3m from ground level at its highest point.

Surrounding development includes a variety of single and double storey detached, semi-detached and terrace development, a large number of which have rear extensions or conservatories.

Consultations and Representations

Lancing Parish Council: No objec tion.

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

With respect to rear extensions Council's Development Control Standard No.3 recommends that where they are to be located within 1m of a common side boundary of an attached dwelling, they should normally be no deeper then 3.5m.

Visual Amenity, Character & Appearance

The design of the conservatory is of good quality such that it will not detract from the visual quality of the building when viewed from the rear, whilst the proposed use of matching brickwork on the side and rear dwarf walls will ensure that the addition is sympathetic to the character of the existing building.

Despite the plot being double fronted, the structure's location in the middle of the property, and the existence of a 1.8m – 2m high timber fence along its frontage to Myrtle Crescent means that the application will have a negligible impact on the existing streetscene of the locality.

Residential Amenity

Due to the structure being single storey in height, and located some 1.1m from the side boundary with No.27 Leconfield Road to the north, the structure is not expected to have any impact on neighbouring properties in terms of access to daylight. For the same reasons the structure is not expected to have an overbearing impact or pose any concern with respect to the privacy on adjoining development.

Amenity Space

The principal reason that permitted development rights were restricted on this property upon approval of the house related to the limited amount of amenity space that would be left to the rear of the dwelling, some $75m^2$, being $10m^2$ less than the standard set in Council's development standards for a small detached dwelling (up to 3 bedrooms or $120m^2$ floor area).

As a result of this proposal the amount of amenity space that will be retained in accordance with the 3m minimum dimension specified in Council's development standards is reduced to approximately $50m^2$. Despite this reduction to Council's standards, approval is recommended in this instance given:

- The already limited usability of the existing space due to it's odd configuration;
- The structure being a glass conservatory rather than an enclosed rear extension which essentially allows for protected enjoyment of the rear garden amenity; &

- Recent government guidance that encourages better utilisation of urban land without the rigid application of parking and amenity space standards.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: J Reynolds Date: 16/1/08

PB 16/1/08