~~P C 11/2/08~~
Expiry
10/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0752/07 **Recommendation – Permit Application**

Site: **9 Kings Road Lancing West Sussex BN15 8EB**

Proposal: **Erection of two rear conservatories and two additional windows to No. 9 and 9a Kings Road, dwellings currently under construction**

The Application

The site is located within the built up area of Lancing at the southern end of Kings Road a residential street which comprises of a mixture of properties, detached, semi detached, bungalows and houses of varying designs and ages.

The site itself currently comprises of two, two storey dwellings which are nearing completion. Permission was granted for the demolition of an existing bungalow and the erection of these two dwellings under application reference ADC/130/07. The two buildings are linked at the front at ground floor level by the single integral garages. The three bedroom properties are two storeys in height with pitched roofs. The buildings are handed in design with rear gardens of equal size. In addition to the single garage which serves each property a parking space is to the front accessed from Kings Road via a shared vehicular cross over. There is also a front lawn area to the front of each property adjacent to the proposed parking space.

Permission is sought to erect a conservatory to the rear of each dwelling. The conservatories are identical in size at 2.5 metres deep, 3.9 metres wide with pitched roof to a maximum height of 2.7 metres. Also proposed are additional lounge windows one to each property facing inwards towards the mutual boundary. The windows are small secondary windows which will provide extra light to the lounge which has its main aspect to the west with doors opening onto the proposed conservatory.

Consultations and Representations

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

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' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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, 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.

Residential Amenity

The proposed conservatories are modest in size and set in from the boundaries of no. 7 to the south and no. 11 to the north by 1.9 metres. Due to the distance from the rear of the neighbouring properties and the westerly aspect it is not considered that the proposed conservatories will have any adverse impact with regards to loss of light and overbearing impact in this case. The conservatories are set in from either side of the main part of the building and are mainly glazed therefore reducing their impact further.

The proposed additional lounge windows will overlook towards each of the houses. The windows will be conditioned to be fitted with obscured glazing and to be permanently non-opening to avoid any mutual overlooking between properties.

Visual Amenity

The conservatories will not be visible in the street scene as they are located to the rear of the buildings. They are in keeping in scale and design with the existing buildings and will not overly dominate the site.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. The secondary lounge side windows hereby approved shall at all times be glazed with obscured glass and fixed to be permanently non-openable.
   Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

C18C3 crossed

Case Officer....[signature].....Date....14/2/08.....

PB 14/2/08