Expires 27/2/08

Development Control – Delegated Officer Report

Application Number: ADC/0763/07 **Recommendation - Application Permitted**

Site: **125 Western Road Sompting Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is the southern half of a semi-detached pair of bungalows located on the west side of Western Road, Sompting. To the south is the rear corner garden of No.9 Grassmere Avenue whilst to the rear are detached houses on Florlandia Close. The property has a front dormer and two large shed structures within a moderately sized rear garden.
This proposal seeks permission to erect a conservatory across the rear elevation. It will be 3.2 metres in depth and 7.7 metres in width with a shallow hipped and pitched roof to a height of 3 metres. The main fenestration will be on the rear elevation with high level windows on the north flank and further glazing on part of the southern flank.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and 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.

Visual Amenity

The conservatory will sit off the rear of the property, out of sight from the street. It will however sit directly on the northern boundary allowing the guttering to overhang the adjoining bungalow's garden. Amended plans have since been received to address this that have set the conservatory 0.1 metres off the boundary to allow for the entirety of the structure to sit within the applicant site.

Residential Amenity

The conservatory will sit directly onto the northern boundary with high level windows that will overlook the 1.8 metre high northern boundary fence towards the adjoining neighbour's conservatory. As these are sited onto the boundary they should be conditioned to be fixed shut to avoid noise and overhanging concerns.

The southern fencing is also 1.8 metres in height but dips to 1 metre mid-way along the rear garden. The southern windows will look directly at the 1.8 metre fencing whilst all windows will afford a limited view over the 1 metre fencing into a small corner of the rear garden of No.9 Grassmere Avenue. It is not considered that this small element of potential overlooking is significant enough to warrant the need for obscure windows and No.9 Grassmere Avenue have not raised concern over this issue. There are no overlooking concerns to the rear.

The proposal thus accords with policy AH7 of the local plan.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 28 January 2008....policy AH7 of the ADLP and DEV1 of the WSSP'
4. C18C3 (amended) 'The windows in the north side elevation shall be fixed to be permanently non-openable. Reason: To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP'

Case Officer:.....

Date: 31/1/08.

PB 1/2/08