Expiry: 9/1

Development Management - Delegated Officer Report

Application Number: AWDM/1443/24 Recommendation – Grant

Site: 63 Crabtree Lane, Lancing

Proposal: Proposed conservatory attached to existing rear extension

Date of site visit: 4/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace dwelling on the south side of Crabtree Lane and the junction of Wembley Avenue. The house was built in the last 20 years. At the rear, beyond the garden is a garage with an off street parking space in front.

The house has a single storey rear extension as has the neighbouring house to the east, No. 61.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. There are no known flood risks associated with the site.

A revised drawing has been submitted to deal with the angled boundary. It shows the proposed 3 metre deep conservatory set 0.6m off the common boundary with No. 61 where is joins the existing extension and 0.3m off at the end wall. It has a hipped roof with a maximum height of 3.4 metres.

Relevant Planning History

61-63 Crabtree Lane

L/176/05/TP/221 - Conversion of shop to form part of dwellinghouse & erection of new three-bedroom house attached to west side, with 2 garages at rear. Granted

Consultations

Lancing Parish Council: No response

Expiry: 9/1

Representations

Neighbour at No. 61 is concerned that the extension will encroach over the boundary.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Neighbour amenity

The conservatory is proposed between 600mm and 300mm off the boundary with No. 61 and to a maximum depth of 3.01metres. The proposed glazed roof hips away from the boundary.

The plans show high level openable windows on the east elevation. As the conservatory also has openable windows on the west and south elevations it is proposed to condition that the east side windows are fixed shut and obscurely glazed. This will prevent any opportunity for overlooking.

Visual amenity

The conservatory will be clearly visible on this corner site. It is a lightweight structure which will not be harmful to visual amenity.

A rear garden of between 3 and 4.5 metres depth is retained with an overall area of approximately 45sqm. This is adequate and not a reason for refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified.

Expiry: 9/1

4. East side windows fixed and obscurely glazed to at least level 3 on installation.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 7/1/25
Authorised by:	Peter Barnett	Date: 7 January 2025