Expires 5/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0357/08 **Recommendation – Permit Application**

Site: **32 Burrell Avenue Lancing West Sussex BN15 8QB**

Proposal: **Rear conservatory**

The Application

The application site is a detached house located on the corner of Burrell Avenue and Norton Road, Lancing. The property has a west side garage and large sheds within the rear and western gardens. Permission has recently been granted under ADC/0478/07 for a two storey side extension on its eastern flank.
This application seeks permission to erect a conservatory off the rear/north elevation. It will be 4.7 metres in width and 2.5 metres in depth with a hipped roofline and glazing on all sides.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

Lancing Parish Council raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) 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 is sited to the rear of the property and out of sight from the street.

Residential Amenity
The rear garden of No.32 is surrounded by 1.8 metre high walls and fences, and has large sheds on the western and northern boundaries. There will thus be no overlooking potential in these directions. To the west the side flank will be 0.5 metres from the boundary wall with the rear garden to No.30. As this flank wall is proposed to be glazed there is potential for high level windows to look across into the rear garden of No.30. These windows are therefore conditioned to be obscurely glazed and fixed shut.
Despite there being two large sheds alongside the conservatory within the rear garden, approximately 40 square metres of garden area will remain uncovered. This is less than 50% of the original garden space (90 square metres) but is not considered to be too small an area.
This proposal does not therefore contravene local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C18C3 '...west side elevation of the conservatory...'

Case Officer:.....

Date: 21/8/08.

PB 21/8/08