Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0893/16 **Recommendation – Approve**

Site: **23 Shadwells Road**
Lancing

Proposal: **Conservatory to rear (north) elevation.**

Date of site visit: 23.06.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

No.23 is an end-of-terrace 2-storey house on a bend in Shadwells Road on a wedge shaped plot. Electricity substation to east. No.21 is adjoining to west and has no extensions. It is proposed to erect a conservatory on the rear elevation which would have a maximum height of 3.3m, depth of 3.6 and width of 3.6m.

Relevant site history

None

Consultations

Parish: No comments received
Southern Water: Comments received re public sewer under site – recommend condition and informatives (copy of comments also sent by post to applicant and agent).

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The proposed conservatory would abut the boundary with No.21 which has no extensions. Whilst it would have a depth of 3.6m, it is considered that its glazed structure would not be overbearing on the rear of No.21 particularly as the corner is angled away and it would be to the east.

Therefore the proposal is considered to be acceptable.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 27th July 2016

Authorised by: Gary Peck Date: 28 July 2016