Expires 15/2/08

Development Control – Delegated Officer Report

Application Number: ADC/0781/07 **Recommendation – Refuse Application**

Site: **1 Caron Close Lancing West Sussex BN15 8BU**

Proposal: **Enlarged replacement front porch/conservatory**

The Application

The application site is a detached bungalow located on the corner of Caron Close and Russells Drive, Lancing. The property is 'L' shaped and sits on its raised plot such that the majority of amenity space is open-planned to the front. It has a small garage sited on the north side and a front flat roofed conservatory/porch. The neighbouring properties are all detached bungalows and it is noted that there are three other 'L' shaped bungalows identical to the applicant's sited around the axis of Russells Drive, Caron Close and Bridge Close.
This proposal seeks to replace the existing conservatory with a larger brick built structure. This structure will be 4.7 metres in width and 4.1 metres in depth with the front door recessed in its current location and obscured by the new part of the extension. The conservatory is to have a mono pitched roof, west and south facing windows and will partly obscure a west facing window.

Consultations and Representations

Third Parties

Lancing Parish Council Object on the grounds that the proposal is an undesirable addition and out of keeping with the building and streetscene.

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.
DC Standard No 3 states that extensions should have windows that are in line with and match the proportions and style of existing windows. Front extensions will only be allowed where the extension can be successfully assimilated into the streetscene.

Visual Amenity

The conservatory/porch as existing is located in the apex of the front elevation and extends along the west wing. It has a flat roof, a southern front door, and appears to be a similar but larger version of porches on the three other surrounding corner bungalows. This proposal will retain the front door location and extend the western side south by a further 2.2 metres such that it will obscure the majority of an original west facing window. It is considered that this is a clumsy arrangement that will appear incongruous within the streetscene, especially on a bungalow that sits on a prominent raised open plan corner plot. The proposed windows are of a far larger design than those on the adjacent flanks and this only serves to enhance the structure's awkward appearance.
The current conservatory/porch is a moderate structure that assimilates well with the main dwelling and does not appear out of character. The addition of a larger structure with a mono pitched roof has the appearance of an extension rather than a conservatory/porch and is unsympathetic to the design and appearance of the bungalow and the streetscene, contrary to Local Plan policy AH7.

Recommendation

REFUSE on ground that :-

B5BR

The proposed extension, by reason of its unsatisfactory architectural relationship to the existing bungalow & its prominent location, would be out of keeping with the existing building and detrimental to.....

Case Officer:.....

Date: 31/1/08.

PB 1/2/08