expiry 13.11.07

Development Control – Delegated Officer Report

Application Number: ADC/0574/07 Recommendation - Permit

Site: 19 St Lukes Close Sompting Lancing West Sussex

Proposal: Replacement enlarged rear conservatory

The Application

The application property is a semi-detached bungalow located on the south side of St. Luke's Close. The area is residential and is located within the built-up area of Sompting, within Flood Zone 3

To the north of the dwelling is the mainline railway on a raised embankment, to the east is the attached bungalow which has a lean-to style conservatory 1.7m in depth adjacent to the common boundary with the application site, to the west is a detached hipped roof bungalow on the opposite side of the shared driveway.

Consultations and Representations

Third Parties: There have been no third party representations on the application.

Sompting Parish Council: have no objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1. Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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 – design

The dwelling has an existing lean-to style single-glazed sunroom which is dilapidated and in need of replacement. The proposed design would have a brick plinth and side walls which would match the existing brickwork, and in general the design of the conservatory would be in keeping with others in the locality and what exists at present.

Residential amenity
The proposal would have a full flank wall on the boundary with the attached bungalow which would prevent there being any unacceptable levels of overlooking. To the south properties in St. Paul's Avenue are 25m away which is considered enough of a distance to prevent loss of privacy.

The conservatory would not have an adverse effect on the outlook or levels of natural daylight available from the surrounding properties.

Flood Risk
The applicant has stated that the proposed conservatory will have floor levels which will be set no lower than those of the existing and flood proofing of the proposed development will be incorporated where appropriate.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C18C3 – amended
   The door in the west side elevation of the conservatory shall at all times be glazed with obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*
3. C18E - ...east or west sides of the conservatory without...
4. Prior to the commencement of development, details of the floor level of the proposed conservatory and any flood resilience techniques to be included in the development shall be submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interests of the environment and to comply with policy AP2 of the ADLP and ERA4 of the WSSP.*

Case Officer: [signature]
Date: 12.11.07