Expires 19/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0588/07 **Recommendation – Permit Application**

Site: **16A Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a detached bungalow located on the west side of Cokeham Lane, Sompting. The property sits on a slim plot with a small rear garden and a rear south side garage. It is bounded to the north and south by No's 16 and 18, both large detached bungalows with rear extensions and dormer windows, and to the rear by 19 Osborne Close. It was constructed under S/81/81/TP with a restrictive condition withdrawing its permitted development rights for extensions.
This proposal seeks permission to add a pitch roofed conservatory to the north side of the rear elevation. It will be 4 metres in depth and width with an eaves height of 2.4 metres. All three sides will be glazed above a 0.7 metre high brick dwarf wall with external access via the southern elevation.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

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.

Residential Amenity

The conservatory as proposed will sit 1.1 metres off the 2 metre high northern boundary fencing separating the property from No.16. Beyond this fencing is a large hedge and the rear granny annexe of No.16. Only the high level windows on the conservatory's northern elevation will afford a view over this fence however, given the tightness of the plot and the proximity of the neighbouring property's small rear garden, it is considered that this glazing should be obscured to ensure privacy.

To the south, the existing garage and 1.8 metre high fencing either side of the driveway affords good privacy and no opportunity for overlooking into the rear garden of No.18. Indeed, should the fencing that encloses the applicant's rear garden between the garage and the house be removed the southern visual will be to another 1.8 metre fence and the northern side elevation of No.18. To the rear the direct outlook will be towards tall shrubs shielding the garage complex adjacent to No.19 Osborne Close.

Other Issues

The conservatory will reduce the rear garden to an area of approximately 90 square metres which is more than acceptable to meet the minimum 85 square metres as recommended to suitable by the Council's DC standard.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. ~~C12Ei~~
3. C18Ci: The glazing in the north side elevation of the conservatory shall...

Case Officer:..... Date: 31/10/07