Expires 16/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0589/07 **Recommendation – Permit Application**

Site: **9 Priory Close Sompting Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a detached house located on the west side of Priory Close, Sompting. The property features a two storey north side extension rear of the garage built under S/75/04/TP and a good sized rear garden. It is bounded to the north and south by No's 8 and 10 respectively, both identical detached houses, and to the rear (west) by Dankton Lane.
The proposal seeks permission to erect a small lean-to conservatory off the southern section of the rear elevation. This conservatory will be 3.1 metres in width and 3 metres in depth with glazing on all three elevations above a 0.8 metre high brick dwarf wall.

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

As the conservatory will be located off the rear elevation and thus not visible from the street, its only impacts will be on the immediate neighbours to the north and south. To the north a distance of 6.5 metres will separate the conservatory from the 1.8 metre high boundary. It will thus be out of sight of, and cause no overlooking into, No.8.

To the south the conservatory will sit approximately 1.3 metres from the 1.8 metre boundary fencing. Beyond is the rear garden of No.10 with the main house a further 3.5 metres away across a side garden. The conservatory will afford no privacy concerns into the house of No.10 with minimal overlooking above the boundary fence. This overlooking is not deemed significant enough to require the application of a condition obscuring the glazing of the southern elevation as it is from the high level windows only. Additionally, No.10 has a very large rear garden that surrounds the property on the north and particularly south sides, the vast majority of which out of sight of the conservatory. The boundary fencing thus affords adequate screening.

To the rear a tall 2 metre hall separates the rear gardens from Dankton Lane.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
~~2. C12Ei~~

Case Officer:.....

Date: 31/10/07