Expiry Date - 28/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0138/23 Recommendation – APPROVE

Site: 7 Lewis Road Lancing West Sussex BN15 0NT

Proposal: Rear conservatory

Date of site visit: 02/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Lewis Road within a small-scale residential area of North Lancing. The property is a semi-detached bungalow with hip-to-gable roof conversion to accommodate a front and rear dormer. The property is comprised of grey render elevations and a tiled gable roof with flat roofed dormer extensions to front and rear. The property is set back from the public realm behind a hardstanding driveway and shared pathway with No. 9 Lewis Road to the north which leads to the rear garden spaces of the respective properties.

The rear garden space comprises a mix of patio and grass with a converted garage/ outbuilding abutting the north-east edge of the plot. It is of note that ground levels rise from south to north at a fairly steep angle meaning No. 9 to the north is at a higher level and No. 5 to the south is at a lower level to the application property.

Proposal:

Permission is sought for a conservatory style extension to the rear (east) which would measure 3.5m deep, 3.8m wide, and 3.9m at peak height. The roof would have a 30 degree slant, meeting the elevations at 2.75m high. The proposed materials would be brick for the walls, UPVc for the openings, and glass for the roof.

The extension to infill the voided area to the north-east of the dwelling (measuring approximately 1.8m wide and 2.5m deep with 1no. roof light) appears to be achievable through permitted development rights and is therefore not a consideration of this application [This development was in progress at time of site visit].

Representations: None received.

Consultations: None received.

Relevant Planning History:

Planning permission granted at the application property for Living/Dining Room Extension To Rear under L/183/80/TP/5854, decision issued 06/10/1980. Further planning history at the application property exists relating to works to the roof and garage.

Planning permission granted at the neighbouring property to the south at No. 5 Lewis Road for Single storey rear extension with weatherboard cladding, raised steps with handrail under AWDM/1331/21, decision issued 23/09/2021.

Planning permission granted at the neighbouring property to the north at No. 9 Lewis Road for Hip to gable roof extension including front and rear dormer (with Juliet balcony to rear dormer) plus single storey rear extension with raised platform and steps under AWDM/0251/13, decision issued 25/04/2013.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed conservatory would not be visible from the public realm by virtue of its siting to the rear of the property. Therefore, it would not have a detrimental impact on the street scene. There are plenty of examples of this nature of development along Lewis Road and the materials proposed would respect the character of the dwelling and surrounding area. The occupants would continue to enjoy a reasonably sized garden. There would be no adverse impact to visual amenity as a result of this proposal.

Residential Amenity

The most affected properties would be the adjacent neighbours to the south (No. 5 Lewis Road) and north (No. 9 Lewis Road).

Whilst it is acknowledged that the proposed conservatory would pose as an alteration to the outlook of No. 9, it is considered that the development would not be intrusive or result in a loss of light to this neighbour by virtue of the separation distance and topography of the area. Doors are proposed on the north elevation which would face towards this neighbour's property. This would not however result in a loss of privacy, owing to the separation distance and the neighbour's established openings that face towards the site.

The conservatory would be set in approximately 0.6m from the boundary to the south with No. 5 and, alike with the application property, would project a depth of 3.5m from the rear building line of this neighbour's property. Given the context of the area, with particular regard to topography, the applicant agreed to the advised reduction to 3.5m in depth as opposed to the originally planned 4m in order to ensure conformity with the Council's DM Standard and mitigate residential amenity issues. Whilst the conservatory at this revised depth would still be a noticeable feature and would reduce the admittance of light to the rear doors of this neighbour, it would not be unacceptably overbearing nor would it result in an unacceptable loss of light by virtue of its modest size, 'lightweight' roof design, and orientation of this neighbour's property to the south of the site. No unneighbourly overlooking would occur as there are no proposed openings on the south elevation.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Windows South Elevation

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 27.03.2023

Authorised by: Peter Barnett Date: 27 March 2023

Expiry Date - 28/03/2023