Development Management – Delegated Officer Report

Application Number: AWDM/1629/15 Recommendation – APPROVE

Site: 5 Swallows Close, Lancing, West Sussex

Proposal: Conservatory to rear (north) Elevation

Date of site visit: 14.12.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached chalet dwelling with integral garage in Swallows Close, a small cul de sac accessed from Brighton Road. The dwelling, along with no. 6 Swallows Close adjacent was permitted in 2001 under ref L/91/01/TP. As part of the consent a condition was attached removing any permitted development rights. Consent is therefore required in this case for the erection of a conservatory to the rear.

The conservatory is to be 4 metres wide and 4 metres deep and is to the eastern side of the rear elevation. It has a pitched roof to a maximum height of metres.

Consultations:

Southern Water: - If the proposal is to discharge to the public surface water sewer, Southern Water requires a formal application for any new connection to the public surface water sewer to be made by the applicant or developer.

We request should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, otterbourne Hampshire SO21 2SW.

Representations:

none

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity
The conservatory is to the rear of the dwelling house and is therefore not visible within the street scene. It is of acceptable size and scale to be subservient to the main dwelling.

Residential amenity

The main dwellings to be affected are those either side of the site. To the north are open fields. To the east is the matching chalet dwelling no. 6, the conservatory is to be adjacent to the boundary with this dwelling. It is considered that the depth of 4 metres in close proximity to the boundary is acceptable in this case. Development Control Standard no. 3 states that a depth of 3.5 metres is acceptable adjacent to the boundary with a semi-detached or terraced dwelling. Therefore in this case the depth of 4 metres will be acceptable, also in normal cases the depth of 4 metres on a detached dwelling would be classed as permitted development.

Due to the proximity to the boundary it is however considered that the top lights along the eastern boundary should be obscurely glazed and non- openable. A condition is attached below to ensure this is the case.

The proposed conservatory would not be visible from the property to the west, no. 4. There is screening on the boundary so no adverse impact upon the rear amenity space.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan: 8515:2 – received 11th Nov 2015
   Proposed Conservatory 8515:1 – received 11th Nov 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. The top level windows on the eastern elevation of the conservatory hereby approved shall be fitted with obscure glazing and be non-openable at all times.
   Reason: - In the interests of residential amenity and to comply with saved policies of the AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments
2. Southern water informative

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

Case Officer: Hannah Barker Date: 14th December 2015

Authorised by: Jo Morin Date: 21.12.2015