Expires 18/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0366/07 **Recommendation – Permit Application**

Site: **31 Sedbury Road Sompting Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a semi-detached bungalow located on the west side of Sedbury Road, Sompting. It is bounded the north by the attached neighbour, to the south by a similar pair, and to the rear by 33 Mountview Road. The bungalow features a large single storey rear extension with a south side rear garage, and a roof enlarged into a gable end with front and rear dormers. Sedbury Road sits on rising ground to the north such that the semi-detached pairs are staggered in their building line and on differing ground levels.
The proposal seeks to add a conservatory to the rear elevation that will be 6.2 metres in width, 3.25 metres in depth, and with a height of 2.4 metres. It will sit 0.4 metres off the northern boundary with windows and doors on the rear elevation only.

Consultations and Representations

Third Parties

No.29 Sedbury Road raise No Objection but are concerned that the shared drive may be blocked by contractor vehicles and materials.
No.33 Sedbury Road raise concern that the conservatory may restrict light to their rear conservatory and bedroom.

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.

Visual Amenity
The conservatory will be sited off the rear elevation and will be visible only to the immediate neighbours north and south. It is a standard conservatory construct with brick side flanks and a low dwarf wall with UPVC windows and doors.

Residential Amenity
The adjoining neighbours at No.33 are concerned that the size of the conservatory will reduce light to their rear elevation. It is noted that their rear extension is approximately 0.5 metres shorter in depth and will consequently be recessed by 3.7 metres. This is not deemed to be too excessive as its height will be, at 2.4 metres, less than that of the existing rear extension and marginally greater than that of the boundary fencing. No loss of light will thus occur to the rear windows of No.33.
To the south No.29 is separated by two 1.8 metres high fences, garages and a shared driveway. As no side windows are proposed there will be no impact on this property's privacy.
To the rear, a good sized garden with a depth of 17 metres will be retained with an overall distance of 35 metres to the rear elevation of No.33 Mountview Road to the west.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C18Eiv: '...north ~~and~~ or south walls...'

Case Officer:.....

Date:10/10/07