Expires 25/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0122/07 **Recommendation – Permit Application**

Site: **64 Mill Road Lancing West Sussex BN15 0QA**

Proposal: **Rear conservatory**

The Application

The application property is a large detached house on the corner of Mill Road and Ring Road, North Lancing. It has previously been extended on the northern elevation with a garage and first floor additions and features a garden on the other three sides protected from the neighbourhood by tall border shrubs and trees. It is bounded to the north and west by Ring Road and Mill Road respectively and to the east and south by further detached dwellings.
The proposal is to add a pitched roof conservatory to the east elevation that will link to the existing kitchen and dining area.

Consultations and Representations

Third Parties

Lancing Parish Council have No Objections.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG!, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The proposed conservatory will be 2.7 metres deep, 3.4 metres wide and will sit on the existing raised terracing on the east side of the property. The pitched roof will extend from the main wall of the house.
Although the garden is of substantial area and surrounds the dwelling on three sides, its depth is less than 11 metres to the boundary with 57 Ring Road to the east. However no overlooking or loss of privacy will occur as No.57 sits back on lower ground and is protected from view by tall shrubbery on the boundary fence. No.58 Mill Road is also on lower ground and again out of site due to its positioning and further boundary shrubbery.
There are therefore no planning concerns regarding this proposal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 30/3/07

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