expiry 28/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0122/08 Recommendation - Permit

Site: 12 Berriedale Drive Sompting Lancing West Sussex

Proposal: Conservatory to rear

The Application

The application property is the northern half of a pair of semi-detached bungalows located on the east side of Berriedale Drive, within the built up area of Sompting.

The proposal is for a rear conservatory 2.7m in width, by 3.6m in length, by 2.8m in height to the apex of the roof. The property has previously been extended with a small flat roofed extension on the northern side of the rear elevation and the proposal is to infill the space between it and the boundary with the attached property (No.10).

No.10 has been extended with a similar sized conservatory built adjacent to the common boundary. It has white obscured panelling for the most of the north side elevation and clear top lights at high level. To the north is another semi-detached bungalow.

Consultations and Representations

Sompting Parish Council: No objection.

Third Parties: There have been no objections to the proposals from the surrounding neighbours.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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 proposed conservatory would be similar in design to that of the attached neighbour (No.10), and given the modest size is not considered to be out of keeping in scale or design for the bungalow.

Residential amenity
The south side of the proposal would be obscurely glazed for the most part, other than the high level lights which would be of clear glazing, the same as the neighbouring property (No.10). The sill of these top lights would be 1.7m from the internal floor height which is considered adequate to protect the privacy of No.10. Given that the neighbouring property is not subject to any planning condition it is felt that any approval should be subject to obscure glazing being required to the south elevation.

The patio doors in the north side of the conservatory would look directly towards a 2.0m high fence between the rear of the house and the detached garage, which itself obscures any views towards the property to the north (No.14).

A garden length well in excess of the 11m minimum would be retained.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. The glazing in the south side elevation of the conservatory hereby approved shall at all times be of obscured glass other than the five located at high level.
   Reason: *To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

Case Officer: [signature]
Date: 01.04.08

PB 2/4/08