Development Management - Delegated Officer Report

Application Number: AWDM/0124/19 Recommendation – APPROVE

Site: 50 Orient Road, Lancing

Proposal: Conservatory to rear to replace existing

Date of site visit: 11th March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached chalet bungalow within a cul-de-sac of similar properties. The dwelling has a large rear flat roof dormer and an existing conservatory to the rear. Consent is sought to replace the existing rear conservatory with a new, larger conservatory with pyramid roof. The conservatory is to be 5.5 metres in depth and slightly set in from the each side of the bungalow.

Lancing Parish Council: - No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed conservatory is to the rear of the bungalow, it will not be visible from the street. It is a large addition at 5.5 metres in depth, yet due to the development at the attached bungalow, a deep single storey extension, and the long rear garden it is

not considered that the extension will be out of scale in this case and ample amenity space in the rear garden will remain.

Residential amenity

The main properties to be affected are those either side of the site. The attached semi-detached bungalow has a flat roof rear solid extension slightly deeper than the extension proposed. This has a blank side wall, therefore the proposed conservatory will be screened from this attached property. To the east is a detached, neighbouring bungalow. This is set further back than the application site therefore the proposed extension will be adjacent to the side of the neighbouring bungalow. There is also a narrow storage unit at the application site built along the boundary. This combined with the set in of the extension from the boundary will result in a limited impact upon the adjacent neighbour. There will be no loss of light, privacy or overbearing impact as a result of the proposed extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 11th March 2019

Authorised by: Peter Barnett Date: 12 March 2019