Expiry Date - 16/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0221/12 **Recommendation – REFUSE**

Site: **27 The Grovelands Lancing West Sussex BN15 8HY**

Proposal: **Rear conservatory**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a new detached bungalow approved under application reference ADC/0487/08. The bungalow has been constructed in the north side garden of 49 Cecil Road and has a small rear garden itself of 65sqm (8.5m depth). Permitted development rights were removed by Condition 10 of the original consent.

The application proposes the construction of a rear conservatory measuring 4m wide, 2.9m deep and 3m high.

There is a terrace of 3 dwellings to the north of the site which is positioned further to the east so that the front of the terrace is just behind the rear of the bungalow at 27. To the south, 49 Cecil Road is a larger bungalow the rear garden of which is now the plot of 27. The two properties are in close proximity to each other. 47 Cecil Road is further from the boundary (10m) with No.27 while to the east the rear garden of 41 Cecil Road runs along the rear of 41-45 and abuts the rear boundary of No.27.

Relevant Planning History

Planning permission was refused for a rear conservatory measuring 3m deep, 4.1m wide and 3m high in July 2011 (AWDM/0290/11). The reason for the refusal was:

"*The proposed conservatory would reduce the size of the garden to well below the Council's minimum standard as set out in Development Control Standard No.3 'Extensions and Alterations to Dwellings' resulting in a cramped form of development which would be harmful to the amenity and character of the area. The proposal is therefore contrary to policies AG1 and AH7 of the Adur District Local Plan*"

Consultations

Lancing Parish Council: Object as the conservatory would reduce significantly the already small area of garden space.

Representations

2 letters/emails have been received from residents of No's 26 The Grovelands and 41 Cecil Road. Of these, 1 objects to the application for the following reasons:

- There is no real difference between this application and the previous refusal
- Conservatory will be only 4.8m from garden boundary of 41 Cecil Road and will harm privacy
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The resident of 27 The Grovelands has no objection to the proposal and comments only about a tree located on the boundary and the damage it is causing to their garden wall

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

The proposal comprises upgrading of 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 and character

The bungalow is a modest property on a small plot. The garden as approved was below the standard specified in the Council's DC Standard, being around 65sqm as opposed to 85sqm and having a depth of 8.5m rather than 11m. It was accepted at the time as being comparable to other gardens in the area.

The addition of the proposed conservatory would reduce the garden depth to just 5.5m and its area would be approximately 48sqm (taking into account the proposed bicycle store required under the original planning permission).

The bungalow has 2 bedrooms and, according to the agent, is to be occupied by an elderly couple who do not wish to have a large garden. The bungalow is not suitable for a large family with children and, he argues, a large garden is not required.

Notwithstanding the agent's comments, it is considered that the proposed conservatory would reduce the garden to an unacceptable size, which would be detrimental to the character of the dwelling and would be out of character

with the area. It would leave an inadequate amount of open space and would increase the sense of overdevelopment at the site.

Residential amenity

The dwelling to the north (26 The Grovelands) is positioned further to the east than the site and has a flank wall facing the site which contains only small secondary windows and a side access door which will not be adversely affected by the proposal. The conservatory would also not harm the amenities of the occupiers of 47 or 49 Cecil Road, despite being just 1.5m off the boundary with No.47. The rear garden of No.47 is screened by a closeboard fence which helps to prevent a loss of privacy. To the east, the extended rear garden of No.41 abuts the site. Any overlooking would be towards the extended garden rather then the bungalow at No.41 itself and is not considered to be a sufficient reason for refusal on this ground.

Accessibility and parking

The proposal does not affect access or parking at the site

Recommendation

REFUSE for the reason:-

The proposed conservatory would reduce the size of the garden to well below the Council's minimum standard as set out in Development Control Standard No.3 'Extensions and Alterations to Dwellings' resulting in a cramped form of development which would be harmful to the amenity and character of the area. The proposal is therefore contrary to policies AG1 and AH7 of the Adur District Local Plan

Is recommendation contrary to any representations? N

Case Officer signed: [redacted] Date: 27/3/12

Authorised and signed by: [redacted] Date: 27/3/12