Expiry 21/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0382/07 **Recommendation - Application Permitted**

Site: **9 Grafton Drive Sompting Lancing West Sussex**

Proposal: **Replacement enlarged conservatory to rear**

The Application

The application site contains a semi-detached house located on the northern side of Grafton Drive. The plot also abuts Grafton Gardens, which runs along the eastern boundary of the property.

A kitchen extension and rear detached garage have been constructed on the property in accordance with planning approvals issued in 1963 (S/45/63), and 1967 (S/39/67). A small rear conservatory appears to have been erected under the terms of permitted development since the erection of those approved additions.

The applicant now proposes replacement of the existing conservatory with a larger facility measuring 5.75m x 4.25m (24.44m^2), extending across the entire width of the rear of the existing dwelling.

Grafton Drive consists of predominantly double storey semi-detached houses with hipped gable roofs, whilst development to the rear of the site along Grafton Gardens contains a mixture of double storey detached and semi-detached houses primarily with hipped gable roofs. A number of residences along both roads have rear conservatories, in particular adjoining No. 8 Grafton Road.

Consultations and Representations

Sompting Parish Council have advised of no objection to the proposal. No other correspondence has been received with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Development Control Standard No.3: Extensions & Alterations to Dwellings

Planning Assessment

The Appearance
Whilst the brick wall material is not identical to the pebbledash wall cladding of the existing building, only a small portion of the wall (approximately 0.3m) raises above the height of the existing fence and will thereby be noticeable to the residents of adjoining No. 10 Grafton Drive.

An existing 1.8 – 2m high hedge along the site's boundary with Grafton Gardens further ensures that the majority of the development (including the wall material) will be screened from public view along that road.

The proposed roofing material is typical for a conservatory and matches that of the existing facility.

Effects on Neighbours
The proposal will not result in any adverse impacts on neighbouring properties. The height of existing fences will ensure that no overlooking occurs from this single storey development, and by virtue of replacing the apex of the existing conservatory with a gently sloping flat roof, the development is in fact likely to reduce any potential overshadowing of adjoining No. 8 Grafton Road.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci

Case Study: D. Reynolds.

Date: 26/7/07

CJ 27/7/07.