Expiry 22/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0384/07 **Recommendation – Permit Application**

Site: **49 Greentrees Crescent Sompting Lancing West Sussex**

Proposal: **Construction of a conservatory to side of property**

The Application

The application site contains an end terrace located on the northern side of Greentrees Crescent. The plot also abuts The Deneway, which runs along the eastern boundary of the property.The only additional development to the original house on the plot is a rear shed that appears to have been erected under the terms of permitted development.The applicant now proposes construction of a single storey conservatory measuring 2.85m x 3.85m (10.97m2), to the side of the existing dwelling.The surrounding area both along Greentrees Crescent and The Deneway consists almost exclusively of double storey terrace homes with side gable ended roofs. A number of residences along both roads have conservatories, although they are generally located to the rear of the dwellings.

Consultations and Representations

Sompting Parish Council has written in to Council advising of no objection to the proposal. No other correspondence has been received on the application.

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
Despite being located on the side of the terrace home, a 1.8m high hedge along both roads (particularly The Deneway) will ensure that the majority of the conservatory will remain hidden from view.

The proposed dwarf wall encircling the conservatory is proposed to be constructed of brick which will match the wall material of the existing house, whilst the balance of the materials are those typical used in conservatory construction (metal and glass).

Effects on Neighbours
The siting of the conservatory is well away from any adjoining properties and hence will not result in any adverse impact on neighbouring development.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Study: D. Reynolds

Date: 26/7/07.

CJ 27/7/07.