Development Management - Delegated Officer Report

Application Number: **AWDM/0228/16** **Recommendation –** Approve

Site: 137 West Way, Lancing

Proposal: Rear conservatory

Date of site visit: 21 March 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the south side of West Way. The bungalow has been previously extended into the roof with a side gable, dormer windows to the front and rear and an existing single storey flat roofed extension. There is also a garage and shed towards the rear of the garden. The adjoining bungalow to the east has a similar single storey rear extension and dormer extension to the rear and to the west the neighbouring bungalow has been extended with a side lean-to addition which extends beyond the rear of no.137.

Permission is sought for the construction of a 3.5 metre deep conservatory to attach to the existing rear extension, extending across its full width. The conservatory would have a hipped roof measuring 3.4 metres to its ridge. Matching materials are proposed.

The applicant has provided details of flood proofing/resilience and resistance techniques and has confirmed that floor levels would be no lower than existing.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objection

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Flooding
The site lies within flood risk zone 3 and the applicant has met the Environment Agencies requirement in confirming that floor levels will be set no lower than that of the existing dwelling. The applicant has also detailed flood proofing/resilience and resistance techniques to be incorporated.

Residential amenity
The proposed conservatory attached to the existing rear extension would result in and overall depth of 6.8 metres from the original rear wall. Although relatively deep in relation to the original dwelling, both of the immediate neighbouring bungalows have themselves been extended to the rear and so would not experience full effect of the two additions. The addition of the conservatory would not pose any significant threat to residential amenity subject to the inclusion of obscure glazing to the east side windows to protect privacy. To the west, the neighbouring extension, fencing and spacing from the boundary would avoid any significant overlooking.

Visual amenity
The full extent of the existing extension and proposed conservatory would not be readily visible in the streetscene and would not cause any significant harm to visual amenity. Design and impact on visual amenity are considered acceptable subject to the use of matching materials.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered site location plan deposited 16 February 2016
   Unnumbered block plan deposited 13 April 2016
   Drawing number 16/1101/01 Rev A entitled 'Proposed single storey rear conservatory' deposited 13 April 2016
3. Matching materials
4. Obscure glazing to east side windows

Informative

- 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.

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

Case Officer: Rebekah Smith Date: 19 April 2016

Authorised by: Jo Morin Date: 20.04.2016