Expiry Date

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0686/12

Site: **94 Chester Avenue Lancing**

Proposal: **Conservatory to rear extension**

Neighbours checked: Y
Additional neighbour notifications: Y

Proposal, Site and Surroundings

It is proposed to build a single storey rear conservatory to measure (at max) 2.9 metres in height, 4 metres in length, and 3.5 metres in width

The application site is in an outer residential suburb of Lancing. The buildings in the street are early post-war bungalows.

The application property is one such building. It has been previously extended by way of a flat roof rear extension. There is a detached garage to its western side.

Relevant Planning History

Consultations

Lancing Parish Council: *No objection*

Adur & Worthing Councils: The ***Environmental Health*** officer:
Addition of the potentially contaminated land precautionary condition.

Representations None

Relevant Planning Policies and Guidance
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Appendix 11 'Supplementary Planning Guidance' No.3 'Extensions and Alterations to Dwellings';
South East Plan (GOSE 2009): CC1, CC6, BE1

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The conservatory would not be visible to the public.

Its scale is appropriate to the modest extension and detached garage building, with its eaves and roof being roughly level with the top of extension.

The fenestration and glazing is in proportion and in the design and style of the main house.

For these reasons, the development is acceptable visually.

Residential amenity – effect on existing dwellings

The conservatory would be nestled between the existing garage and rear extension, so would not be visible to the neighbour to the south.

Sufficient distance is retained between the conservatory and the shared boundary to the neighbour to the north so as to avoid harmful overbearing and overshadowing effect.

This distance, together with the 1.8 metre high close boarded fencing between the properties, ensures intrusive overlooking is negated.

Contaminated land

The site is not contaminated so an informative would be sufficient to raise the applicant's awareness of this issue.

Recommendation

APPROVE for the reason:-

The development would take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External brick materials to match existing

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer.

The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 02-07-2012

Authorised and signed by: Peter Barnett Date: 02-07-12