Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1323/15

Site: **10 Greenoaks, Lancing**

Proposal: **Construction of conservatory to rear.**

Date of site visit: 20 October 2015

Neighbours checked: Y

Additional neighbour notifications: Y 30.10.15 neighbours re-notified of revised plans

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the east side of Greenoaks. This is a predominantly residential area comprising of similar hipped roof detached and semi-detached bungalows in the immediate vicinity. The bungalow at No. 10 has been extended previously with dormers and gable extension and a single storey 'L-shaped' extension at the rear. The application proposes a single storey conservatory that would infill the existing L shaped addition and extend a further 1.7 metres beyond the existing rear wall. The total depth would be 3.95 metres and it would measure 3.4 metres in width. The extension would have a flat roof with a roof lantern up to 3 metres in height. Matching materials are proposed.

Relevant site history
L/30/96 – Rooms in roofspace (with part-hipped gable at side and front and rear dormers). Approved 28.03.1996

Representations
Lancing parish Council – no objection

Planning Assessment

Visual amenity
This is a fairly standard conservatory design and it would be at the rear where it would not be readily visible in the streetscene and so there would be no significant impact on the visual amenities of the streetscene and design is considered acceptable subject to the use of matching materials.

Residential amenity

The conservatory would be well separated from No.12 to the north. To the south, No. 8 is adjoining and has been extended with a single storey addition adjacent to the common boundary. The proposed extension would project approximately 2 metres beyond the neighbours rear addition and so the full effect of the combined depth (approximately 5.5 metres including the existing rear extension) would not be felt. This relationship is considered satisfactory

and would not cause any significant impact on the amenities of the adjoining occupiers in terms of loss of light or outlook. Glazing to the south side can be obscure glazed in the interests of protecting privacy. A condition is recommended accordingly.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Obscure glazing – south side
4. Permission relates to approved plans:
   Drawing number 995-1 A entitled 'Proposed Conservatory' deposited 28 October 2015
   Drawing number 995-2 A entitled 'Proposed Conservatory' deposited 28 October 2015

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: 16 November 2015

Authorised by: Peter Barnett Date: 16 November 2015