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expiry
27/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0073/09 **Recommendation – Permit Application**

Site: **16 Regent Close Broadway Mobile Home Park The Broadway Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. There is off street parking and a garage associated with no. 16 Regent Close the single storey mobile home which is the subject of this application. There is a small paved rear garden which faces north towards open countryside, the railway line and Shoreham airport beyond.

Permission is sought to build a pitched roof conservatory to the rear of the existing building, 3 metres in depth, 3.3 metres wide with a maximum height of 3.2 metres. The conservatory will have a dwarf wall and will be fully glazed with a polycarbonate roof.

Consultations and Representations

Third Parties: - One letter has been received from no. 14 Regents Close stating that they have no objection.

A letter has also been received from the Managing Director of Shoreham Airport stating that previous complaints have been received from occupiers of similar properties on the mobile home park in relation to noise from overflying aircraft.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning guidance' comprising Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by the proposal should not be excessive.

Residential Amenity

To the east of the site is the garage building serving both the application site and no. 14 Regents Close which is sited beyond the garage to the east. No. 18 Regents Close is located directly to the north of the site this mobile home also has a similar pitched roof conservatory to the rear of a similar depth. The proposed conservatory is to be sited at a distance of 3 metres from no. 18 and there is open trellis fencing to a height of approximately 1.8 metres between the dwellings. The western side of the conservatory will be fitted with obscured glazing. It is not considered that the conservatory will cause any loss of light or privacy to the adjacent mobile home.

The matter of noise from overflying aircraft is not considered to be an issue that would warrant refusal in this case. The mobile home park already exists in close proximity Shoreham Airport and the conflict of the two land uses will not be made any greater by the proposed conservatory.

Visual Amenity

The proposed extension will not be visible from within the mobile home park to the south. As stated above the site backs onto open countryside to the north. The conservatory will be visible when viewed from the north and from the railway line. It is however considered that the conservatory is appropriate in scale and design and is in keeping with the character of the area and acceptable when viewed within the context of the mobile home park as a whole.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Ci – amended – The glazing in the west side elevation of [redacted].....

Case Officer..[redacted].....Date..2/4/09.....

PB 3/4/09