Development Management - Delegated Officer Report

Application Number: AWDM/0092/19 Recommendation – Approve

Site: 23 Bramber Close, Sompting, Lancing, BN15 0JA

Proposal: Conservatory to be added to existing single storey rear extension to west elevation.

Date of site visit: 14.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached 1 ½ storey former bungalow. The property has a rear flat roof dormer and a rear 3.5m deep, flat roof extension. The attached bungalow no. 25, also has a rear flat roof extension, but theirs is some 4.7m in depth, and is sited approx. 2m from the boundary with the application site.

The proposal seeks permission for a single storey hipped roof conservatory measuring approx. 3.2m wide x 3m deep with a height of some 3.2m to the ridge (excluding finial). The north elevation will be brickwork with no windows, whilst the west has windows and the south elevation has a window and a glazed door. The roof is translucent. The north elevation will be sited some 700mm off the boundary.

Relevant Planning History:

SU/88/02 Room in roof (with side gable and front and rear dormer) and rear conservatory. **Approved 30.01.03**

ADC/0032/07 Single storey rear extension. **Approved 16.02.07**

Consultations: None

Representations:

Lancing Parish Council: No comment

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (2019)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The property is situated on a hill slope therefore it is positioned slightly higher than no. 21, and no. 25 is slightly higher than the application site etc.

The site already has a single storey flat roof rear extension of approx. 3.5m in depth, and the proposed conservatory will be positioned to the rear of the existing extension, and offset from the boundary by approx. 700mm

Many properties have large rear extension in the locality and thereby the principal of the proposal is acceptable. However, no. 25 has a rear extension approx. 4.7m in depth but is sited approx. 2m from the boundary with the application site. Thereby to avoid any possible tunnel effect resulting onto no. 25, in particular with regard to the window from the existing bungalow, the extension has been offset from the boundary.

Residential amenity:

The property that could be affected by the proposal would be no. 25, being the adjoining part of the semi-detached bungalow. However, as the proposed conservatory has been re-sited to be approx. 700mm from the boundary, any possible tunnel effect onto the rear window of no. 25 has been avoided.

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows within the north elevation

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

Informatives

1. Approved following amendment

Case Officer: Eve Hearsey Date: 20.02.2019

Authorised by: Gary Peck Date: 20 February 2019