Expiry Date - 23/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0360/10 **Recommendation – Permit Application**

Site: **8 Prince Avenue Lancing West Sussex BN15 8NH**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Lancing. A semi detached chalet bungalow within a cul-de-sac of similar properties. As existing there is a loft conversion with front and rear flat roof dormers and a single storey flat roof extension, 3.8 metres deep.

Permission is sought to add a conservatory to the rear of the property to extend from the existing single storey extension. The conservatory is to have a pitched roof with a maximum height of 2.9 metres, it is 3 metres deep and 5.5 metres wide, slightly set in from the boundary of no. 6.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: **-** No objection

Relevant Planning Policies and Guidance

Adur District Council 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

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.

Residential Amenity

The main properties to be affected are those either side of the site, no. 6 the attached semi to the north and no. 10 to the south. Both neighbouring properties have been extended to the rear in line with the existing flat roof extension at the application site. The proposed extension will therefore not extend further than 3 metres beyond the rear of either of the neighbouring properties. It is considered that the proposed conservatory will not result in an loss of light or loss of privacy to the neighbouring properties.

Visual Amenity

The proposed conservatory will not be visible in the street scene it is to the rear of the bungalow. Although the bungalow has already been extended to the rear it is not considered that the addition will result in over development of the site. The level of rear amenity space will not be affected due to the long rear garden.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eii – amended -no windows in the north and south elevation.
4. The conservatory hereby permitted shall be carried out in accordance with the following approved plans: -
   Proposed floor plans and elevations received: - 28th September 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date