Expires 15/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0156/07 **Recommendation – Permit Application**

Site: **61 Lisher Road Lancing West Sussex BN15 9EY**

Proposal: **Rear conservatory**

The Application

The application site is an end-of-terrace house on the north side of Lisher Road, Lancing. The terrace is situated perpendicular to the road with communal car parking to the front and an alleyway at the rear of a small garden. The property has an existing two storey south side extension and a small storage facility at the rear backing onto the alleyway.
The proposal is to add a pitch roofed conservatory to the rear elevation that will be 3.3 metres deep, 3.6 metres wide and set approximately 1 metre from the northern boundary fence.

Consultations and Representations

Third Parties

Lisher Road raise concern that the conservatory will block light to their rear garden.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The principal concerns with this proposal surround its potential impact upon the adjoining property at No.59 and its size relative to the small garden area.

No.59 Lisher Road to the north have raised concern that this conservatory could be overbearing and block light into their rear windows and garden, especially given that their other neighbours also have a rear conservatory. The conservatory proposed is designed to be located 1 metre from the boundary with No.59 and will not be significantly taller than the existing 2 metre high border fencing. The pitched glazed roof will be hipped and perpendicular to the rear wall of the property, thus offering no impact upon the amount of sunlight currently reaching the rear of No.59. It is therefore not considered that this proposal will have any impact upon the amenity of this property.

The Council's Development Control Standard for extensions to dwellinghouses recommends that properties of this size have a minimum rear garden space of 85 square metres. These terraces though are densely sited and all feature small garden areas below this standard that could be built into under their permitted development allowances. The applicant's property currently has a garden area of 64 square metres and the addition of the conservatory will reduce this to 53 square metres. It is noted that No.57, also an end-of-terrace property, has an approved rear conservatory across the width of the house which has reduced their garden area to 50 square metres. Given this precedent and the glass roofed nature of conservatories, it is not considered that this proposal will be significantly detrimental to the applicant's existing amenity. Neither will it impact on the amenity of other neighbours or the streetscene.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 3/5/07

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