Development Management – Delegated Officer Report

Application Number: AWDM/1746/16 Recommendation – APPROVE

Site: 16 Upper Boundstone Lane, Lancing

Proposal: Conservatory to rear (east) elevation.

Date of site visit: 21.02.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar properties. Opposite the site is The Sir Robert Woodard Academy. Consent is sought for a conservatory to the rear of the bungalow. The conservatory is to be sited in a slightly recessed area to the rear of the bungalow where there is a rear kitchen projection. It is to be set in from the boundary by 0.53 metres, 2.6 metres in depth and 5.7 metres wide. It is to have a shallow sloping roof. It is mainly glazed with a solid brick wall to the north elevation.

Lancing Parish Council: - No objection

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15, 2016
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The conservatory is to the rear of the bungalow and is therefore not visible within the street scene. It is modest in scale and is not overly high. It is of similar scale and design to the existing conservatory to the north; the materials are also conditioned to match existing.

Residential Amenity

Due to the set in from the boundary to the south, and the rear projection the conservatory will have no adverse impact in relation to no. 15 to the south. It is to be adjacent to the northern boundary with the attached bungalow no. 17. It is proposed at the same depth, 2.6 metres which is below the 3.5 metres recommended by the Council's Development Control Standards. There are clearly glazed high level windows in the adjacent conservatory at no. 17. The proposed extension will abut this elevation with a solid brick wall. There will be no over looking as a result and any loss of light would not be significant here due to the main aspect being to the rear to the east. A condition has been attached to ensure that no openings are inserted into this north elevation.

Recommendation

APPROVE

1. standard time limit
2. materials to match
3. approved plans
4. no openings in the north elevation

Informative

1. Proactive – no amendments

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

Case Officer: Hannah Barker Date: 21st February 2017

Authorised by: Jo Morin Date: 21.02.2017