Development Control – Delegated Officer Report

Application Number: AWDM/0279/17 Recommendation – APPROVE

Site: 54 Manor Road, Lancing, BV15 0HG

Proposal: Single storey rear extension to replace existing conservatory on north elevation.

Date of site visit: 11.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 storey flint and brick dwellinghouse within the North Lancing Conservation Area. The pedestrian gate at the front directly abuts the highway. The property is on elevated land as the housing is built on rising downland

The street contains a mix of old and new houses and bungalows of various designs and sizes and use of materials.

Proposal

Permission is sought to replace the existing rear conservatory with a new purpose built conservatory being approx. 1.3m deeper, 400mm wider and 800mm higher than the existing one.

The materials are shown as facing brickwork with cobble infill panels. The roof will be plain clay tiles and the doors and fenestration will be hardwood framed, all the materials will be to match the existing dwelling.

Consultations:

ADCAG: Approved.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
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 together with the designated conservation area.

Visual Amenity

The proposed extension will replace the existing conservatory which amongst other things does not regulate the external temperatures appropriately. It has a polycarbonate roof which does not keep the heat out or the cold, and has no sound insulation qualities either. The new building will have a clay tile roof and would be able to be insulated internally.

The design of the new extension would not be too dissimilar to the existing construction and the roof will be higher in order to incorporate the pitch required for the tiles.

The extension will be deeper than the existing, but will not come forward of the existing dwelling and the width will also not be wider than the existing dwelling.

The house is on lower ground than the garden area by some 1metre, and in order to retain the soil from the garden and to keep it away from the dwelling, there is a brick wall in place and steps up to the lawn. By moving the extension out closer to the garden area, the steps will have to be relocated and this gives the applicant the opportunity for providing less steep steps

The materials proposed will be matching the dwellinghouse in order to provide a design that will be in keeping

The extension is located wholly at the rear and would have no impact on the street-scene.

The extension will not result in any harm onto the designated Conservation Area, and thereby the character of the area.

Residential Amenity

Although the extension is slightly larger than the existing, it will be contained from view by the neighbours as it will not be deeper or wider than the existing dwelling. There is a high wall and some hedging to the rear which will also restrict views from any properties to the rear.

Further, because the whole structure is lower than the garden and the properties to the rear, it will not be readily viewed whatsoever.

As the extension is totally to the rear it will not be viewed from the front of the property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials as per plans and submitted form, plus bonnet hip tiles

Informative

1. Approved without amendment progression demonstrating

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

Case Officer: Eve Hearsey Date: 12.04.2017

Authorised by: Jo Morin Date: 19.04.2017