Expiry Date - 30/07/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0666/14 Recommendation – APPROVE

Site: 11 St Marks Crescent Sompting Lancing West Sussex

Proposal: Proposed conservatory to north elevation

Date of Site Visit: 12/6/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow located within a residential cul-de-sac of similar properties. The dwelling has been previously enlarged by a rear conservatory. Permission is sought for a conservatory attached to the front bedroom facing the road. It would be 3.5m deep with chamfered corners, 4.2m wide with a pitched roof and a maximum height of 3.3m. It would consist of uPVC framed polycarbonate panels above a brick plinth.

Relevant Planning History None

Consultations:

Sompting Parish Council Support

AW EHO No objections or requirements

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed development which constitutes up-grading of the existing housing stock.

Visual amenity

The size and design of the proposed conservatory are in keeping with the scale and proportions of the host dwelling. It would be visible from the street but by virtue of its subservient and compatible design and the satisfactory area garden space that would still remain to the frontage and west side of the plot, it would lead to no material harm to the street scene.

Residential amenity

The property most affected by the proposals is the dwelling to the immediate east at 9 St Marks Crescent. There is already a tall blockwork wall at the boundary between the two neighbouring dwellings. As the proposed conservatory would introduce glazed upper elevations and roofing visible from no. 9 it is considered that the outlook from this side would be no worse than at present. The translucence of the proposal would mean minimal loss of light and the boundary enclosure would prevent the risk of overlooking.

No other property would be affected.

Recommendation

APPROVE

Subject to Conditions:-

1. 3 year time limit
2. Approved plans: location plan, block plan, brochure extract and unnumbered existing and proposed, front, side and rear drawings received 4/6/14.
3. Brickwork to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: L Simmons Date: 2/7/14

Authorised by: Jo Morin Date: 11.07.2014

Expiry Date - 30/07/2014