Development Control – Delegated Officer Report

Application Number: AWDM/0611/14 Recommendation – APPROVE

Site: 146 First Avenue, Lancing

Proposal: Conservatory to south side elevation.

Date of site visit: 27.05.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of First Avenue and comprises a two storey detached dwelling located in a spacious plot. The area is predominantly residential in nature and there are a mixture of property types and styles within the road. There is a Public House located to the north of the site.

The site is located within the North Lancing Conservation Area and comprises a brick built dwelling which previously had an aluminium conservatory located to the south. The site is overgrown with planting and this currently obscures the dwelling from the road to the east.

The proposal seeks planning permission for single storey conservatory to the southerly side of the property. The proposed extension would measure 3.2 metres by 6 metres and 3.2 metres in height. The proposed extension would incorporate a brick plinth with white uPVC glazing and a mono-pitched roof.

Planning history:

AWDM/0689/14 – Application currently being considered under Section 211 Notice of the Town and Country Planning Act 1990 to crown reduce radial spread and crown height by up to 1 to 1.5 metres on one Magnolia tree in the North Lancing Conservation Area.

AWDM/0816/13 – Application approved in 2013 under Section 211 Notice of the Town and Country Planning Act 1990 to fell one Leylandii Tree in the North Lancing Conservation Area.

AWDM/0979/11 – Application approved in 2011 for 6 weeks prior notification of works to trees in a Conservation Area (cutting down of 2 Leylandii to 1m high and removal of 2 Plums and 1 Eucalyptus).

Consultations:

The Council's Conservation Advisory Committee have advised that they have no concerns in relation to this application subject to Park's Officer's approval.

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 to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The application site is located within the North Lancing Conservation Area and therefore any proposals should seek to preserve or enhance the character and appearance of the Conservation Area. The application seeks planning permission for a uPVC conservatory to the southerly side of the two storey dwelling.

Within a Conservation Area uPVC can be supported provided the materials are of a high quality nature and remain in sympathetic to the appearance of the area. The materials proposed on the conservatory are not considered to be of particular high merit with a 1 metre high brick plinth and standard white uPVC sections measuring approximately 50 mm in thickness. The property is currently completely obscured from First Avenue to the east by overgrown planting and it is understood that permissions have been sought for works to trees on the site. The house and proposed conservatory may therefore be more visible from the road and within the Conservation Area once the tree surgery has taken place.

Officers have discussed the proposal with the Agent and requested that the extension be set back from the front elevation and that a higher quality material such as aluminium or timber be used in order to appear more sympathetic to the dwelling and character of the Conservation Area. Following discussions amended plans have been received which has set the extension back by 250mm from the front elevation of the main house and it is considered that this lessens the visual prominence of the addition and it now reads as a separate subsidiary addition element to the main house.

The Applicant did not want to alter the materials of the conservatory from uPVC as this would increase the costs significantly; however an amended plan has been submitted which shows the retention of a hedge along the front boundary of the site. It is considered that the retention of the front boundary

hedge would mitigate some of the visual impact of the proposed extension when viewed from the road. It is also noted that the main two storey dwelling has uPVC windows throughout that would be visible from the road. Whilst therefore Officers have tried to negotiate a higher quality material to be used for the conservatory it is considered that given there is existing uPVC windows in the building and that the hedge would lessen the visual prominence of the extension when viewed from the road there is no adequate reason to refuse this application.

Residential amenity

A distance in excess of 20 metres would separate the proposed conservatory from the nearest neighbouring dwelling situated to the south of the site. Given the distance involved and that some southerly boundary screening is likely to remain once the tree surgery has been undertaken, it is considered that the proposed extension would not have any impact on the amenity of neighbouring occupiers to the south.

Trees

There have been a number of applications that have been submitted to the Council for works to the trees within the Conservation Area. The conservatory would replace a previous structure to the south of the house and therefore there is no planting around the site of the conservatory. The proposal has been discussed with the Council's Tree Officer who has raised no concerns with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Existing Ground Floor Plan, Date received: 14th May 2014.
   Title: Conservatory Extension & Alterations, Drawing No. JW/14/035, Received on 7th July 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the conservatory hereby permitted shall accord with the details shown on the approved drawings.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*

Informative

1. Proactive Statement - Amendments

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

Case Officer: Rebecca Tier Date: 7th July 2014

Authorised by: Jo Morin Date: 08.07.2014