Expires. 28/10/08.

Development Control – Delegated Officer Report

Application Number: ADC/0434/08 **Recommendation – Permit Application**

Site: **15 Mash Barn Lane Lancing West Sussex BN15 9EE**

Proposal: **Enlarged replacement rear conservatory**

The Application

The application site is the eastern half of a pair of semi-detached bungalows located on the north side of Mash Barn Lane, on the corner with Shadwells Road. The property has a small rear conservatory, a front dormer, and planning permission for a larger dormer at the rear (ADC/0129/07). A single garage sits within the side garden.
Permission is sought to replace the small rear conservatory with a larger structure that will sit across most of the rear elevation. It will be 6.6 metres in width and 2.5 metres in depth with a hipped roof and glazing on all sides above a small dwarf wall.

Consultations and Representations

Third Parties

Lancing Parish Council raise no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions on attached properties should not usually exceed 3.5 metres in depth.

Visual Amenity
The conservatory will be located at the rear of the property out of sight from the street.

Residential Amenity
The only property that will be impacted is the adjoining neighbour at No.13. This bungalow has a similar sized rear conservatory however the boundary between the properties consists of low (1.5 metre) lattice walling. As the eastern flank wall of the proposed conservatory is glazed there will be opportunity for overlooking and loss of privacy for No.13. This elevation is therefore conditioned to be obscurely glazed.

Flood Risk
As the site is located within a flood zone, the applicants have supplied details indicating acceptable measures to protect the extension from flooding.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C18C3: 'The glazing in the west side elevation....'

Case Officer:.....

Date:20/10/08.
PB 22/10/08