expires 29/4

Development Control – Delegated Officer Report

Application Number: ADC/0080/09 **Recommendation - Application Permitted**

Site: **17 Seaside Avenue Lancing West Sussex BN15 8BY**

Proposal: **Conservatory on west side (existing glazed lean-to removed)**

The Application

The application property is a hipped roofed detached bungalow located on the north side of Seaside Avenue and to the east of the junction with Seaside Close. It is proposed to replace a small lean-to conservatory with a larger pitched roof conservatory on the west side of the dwelling.

The existing conservatory measures 1.3m wide, 2.2m high and 3.66m deep and is located towards the rear of the bungalow on its western side. The replacement would measure 3.52m wide, 3.5m high and 4.6m deep. It would be UPVC framed.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No comments

Third Parties

1 letter received from the occupier of 19 Seaside Avenue stating no objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed conservatory will be set back towards the rear of the bungalow, as per the existing conservatory. However, it will be more prominent by virtue of its increased width and height. From the east, the conservatory will be partly screened by an existing boundary wall and trellis, although the roof will be visible. It is not considered, however, that this modest proposal will result in any significant harm to the visual amenities of the locality.

Residential amenity

The dwelling is separated from its neighbours by roads to the east and south and will have no adverse impact. To the north the nearest dwelling is 15m away and is separated by a screen fence and vegetation on the boundary.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci

Case Officer [redacted]

Date 6/4/09