Development Control – Delegated Officer Report

Application Number: AWDM/0754/19 Recommendation – APPROVE

Site: 14 Bristol Avenue, Lancing, BN15 8NJ

Proposal: Conservatory to east elevation.

Date of site visit: 27.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a semi-detached bungalow positioned on the east side of Bristol Avenue, Lancing. There is a flat roof rear extension and side lean-to extension positioned away from the boundaries with no.'s 12 and 16.

The proposal seeks permission for a single storey white PVCu conservatory extension with a with a poly carbonate roof. The conservatory will be off of the existing rear extension and will measure some 3.4m wide x 2.5m deep x 2.5m high at its highest point.

The applicant has submitted an Environment Agency FRA form with the application.

Relevant History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the extension proposed subject to the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

Many properties within the street and surrounding area have undergone or are undergoing works to extend the bungalows.

The rear conservatory extension is of a simple design and will be in accordance with neighbouring properties and will not look out of keeping. The conservatory will be approx. 1.5m distant from no. 12 and approx. 2.5m from no. 16 and thereby will not have any material effect onto their visual amenities.

Residential Amenity:

Being a glass structure the occupants will be able to view out of it to either side, however, it is not considered that they will be able to view any more than they currently could when standing in the garden or when looking out of their existing windows. Thereby it is deliberated that there will not be any material harm resulting from the new conservatory onto the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.07.2019

Authorised by: Peter Barnett Date: 3 July 2019