expires 1/1/07

Development Control – Delegated Officer Report

Application Number: ADC/0418/06 Recommendation - Permit

Site: 5 Arnside Close Sompting Lancing West Sussex

Proposal: Rear Conservatory

The Application

The application site is located on the western side of Arnside Close and is a flat site containing a single storey detached dwelling constructed of brick with a pitched gable end tiled roof. The rear garden/lawn area contains a garage on the northern side and a small garden shed in the rear corner. The entire rear garden area is enclosed by 1.8 metre high wooden fences.

The applicant proposes to construct a conservatory extension to the rear of the property to create additional space from the existing lounge area. The conservatory will be clad in a combination of glass and brick (to match the existing dwelling). The conservatory will extend into the rear garden by 3 metres, has a width across the back of the dwelling of 4.1 metres and a height on its ridgeline of 3.2 metres. It will be constructed to continue the line of the existing building which is setback 1 metre from the southern boundary.

A smaller conservatory extension previously existed in the same location as the proposed extension. This has been removed by the applicants in preparation for this extension.

Both neighbouring properties to the site (3 & 7 Arnside Close) have rear extensions of a similar nature.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The extension is considered to be in keeping with the existing dwelling due to its small scale, design and proposed matching materials. The extension is located to the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The southern elevation facing 3 Arnside Close has been designed so that it is primarily a brick wall and only contains small windows along the top at a minimum height of 1.9 metres above ground level. This will ensure no overlooking occurs and maintain the privacy of the occupants of 3 Arnside Close. The principal windows of the extension are located in the northern and western elevations overlooking the applicant's own rear garden. The privacy of the occupants of 7 Arnside Close (to the north) and 6 Silverdale Drive (to the west) is maintained by the existing fencing around the property. The effect on the daylight to and outlook from neighbouring properties will be minimal due to the small scale of the extension and the existing screening of the property.

The extension will reduce the rear lawn/garden area to approximately 72m² and with a depth of approximately 9 metres. While this depth and area does not meet the standards specified in Development Control Standard No 3, the lower density, single storey character of the local area means that a smaller garden area will not lead to the appearance of "clutter" on the site and is considered acceptable. It is also noted that the planning approval was given for a rear extension at 7 Arnside Close (S/18/99/TP) where the resulting back garden area was of a much smaller size and depth.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C18Eii "... southern side wall

Case Officer: [redacted] .....

Date: 11/12/06 [redacted] 12/12