Expiry Date - 04/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0293/10 **Recommendation – Permit Application**

Site: **259 Brighton Road Lancing West Sussex BN15 8JP**

Proposal: **New conservatory to north and west side (replacing existing conservatory to side)**

The Application

The application site is a rendered, detached bungalow with off street parking and a single garage attached to the western side of the bungalow built up to the boundary with no. 257 Brighton Road to the west. Attached, behind the garage is an existing conservatory.

Permission is sought to demolish the existing conservatory and build a new conservatory along the same footprint as existing continuing to the rear of the bungalow. The side elevation is to be solid and will form the boundary with no. 257 the rear section of the conservatory will be mainly glazed with rear patio doors onto the garden. The roof is also proposed to be glazed with high level fan lights along the western elevation.

The conservatory has a maximum depth of 6.8 metres, maximum width of 3.6 metres and maximum height of 2.7 metres.

Consultations and Representations

Third Parties: - 1 letter of objection has been received from the owner of 257 Brighton Road. Objecting to the length of the side wall of the extension, the damage to the pathway and flower beds as a result of the works, the replacement conservatory will block out light and view being in red brick rather than white render. The builder confirmed there would be no loss of light due to the glazed roof, this will not be the case. Concern over soakaway.

Lancing Parish Council: - No objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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.

Residential Amenity

As the proposed conservatory is to the western side of the bungalow the main property to be affected is no. 257 Brighton Road the detached bungalow to the west. The extension will be totally screened from no. 261 to the east by the existing bungalow.

The existing conservatory is built up to the boundary with no. 257. There is currently a side window which serves a kitchen/diner which faces onto the side rendered wall. As the conservatory will extend further to the rear there will be increased loss of light and outlook to this window. However it should be noted that the outlook and light is currently restricted by the existing neighbouring bungalow. The main aspect and light to this room is to the rear/north onto the rear garden.

As originally submitted the plans showed the new conservatory rebuilt with the side wall in red brick work. This would not match the existing bungalow and would reduce the outlook from no. 257 further. Amended plans have been received to show the side elevation to be rendered to match existing and to improve the outlook from the neighbouring property. On balance it is considered that the proposal as amended is acceptable due to this being a secondary window with limited light and out look as existing.

Visual Amenity

The conservatory is not visible within the street scene it is to the rear of the bungalow. It is considered to be in keeping in scale and design with the existing building and the rendered finish will match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 4710:1A – received 29th September 2010.

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

Case Officer Hannah Barker Date 5/10/10

PB 5/10