Expiry 21/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0176/07 **Recommendation – Permit Application**

Site: **38 Lancing Close Lancing West Sussex BN15 9NJ**

Proposal: **Conservatory to rear**

The Application

The application site is a two storey end of terrace property located within a cul-de-sac of similar terraced and semi detached properties within the built up area of Lancing. Permission was granted for a two storey extension to the side of the property in 1998 (L/28/98TP) this extension has since been built.

To the rear of the property (north) is the rear garden which backs onto a pedestrian access, beyond this are the rear gardens of properties which face Crabtree Lane. To the east (side) of the property beyond the two storey extension is a single flat roof garage located adjacent to the pavement. To the south at the front of the property is hard standing providing off street parking and to the west is No. 37 Lancing Close which is attached and forms part of the terrace of four properties.

Permission is sought to add a rear conservatory to the property. The conservatory will extend the whole width of the property, 8.5 metres and will be 3.5 metres in depth. The conservatory has a sloping roof with a maximum height of 3.1 metres. The east and west side elevations of the conservatory and some of the rear elevation are to be made from brick. The remainder of the building is to be constructed from uPVC double glazed units with a poly carbonate roof.

Consultations and Representations

Third Parties: - No letters of representation have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): 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'
PPS 1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed conservatory is located to the rear of the property however the road runs to the front and side of the property. The conservatory may be visible from the side of the property however as existing there is a single garage which will remain adjacent to the highway and also a 1.8 metres close boarded fence which runs along the side boundary. The conservatory will therefore not be prominent within the street scene and will relate sympathetically in size, scale and design with the existing building and character of the locality. The proposal therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

Residential Amenity

The main property to be affected in the case is No. 37 Lancing Close which is attached to the application site to the west. As existing along the boundary of these properties there is a 1.8 metres close boarded fence. As stated the extension is to be 3.5 metres deep and will cover the entire width of the rear elevation of the property. It is not considered that there will be any adverse impact in this case on the residential amenities of the occupiers of No. 37 Lancing Close. As existing there is a rear conservatory at the adjacent property which appears to be approximately the same depth as that proposed at No. 38 and is built up to the boundary, the proposed conservatory will therefore be screened by the existing conservatory and will have limited impact in this case. The proposal therefore complies with part (a) of Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer....JBarker.....Date..18/4/07.....

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