Expiry Date - 08/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0256/10 **Recommendation – Permit Application**

Site: **4 Mash Barn Lane Lancing West Sussex BN15 9EE**

Proposal: **Rear conservatory**

The Application

The application site is a detached bungalow within a street of bungalows and houses of various styles and design. There is a driveway to the side of the bungalow leading to a single garage and an existing single storey flat roof rear extension with a maximum depth of 3.3 metres.

Permission is sought for a conservatory to the rear of the bungalow built onto the existing flat roof extension. The conservatory is 4.2 metres wide, not the whole width of the existing extension. It is 3 metres deep and has a maximum height of 2.8 metres with a sloping roof.

Consultations and Representations

Third Parties: - No third party representations have been received.
Lancing :- Parish :- 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

The main properties to be affected by the proposed conservatory are those either side of the site, no. 6 Mash Barn Lane to the east and no. 2 to the west. There will be no impact on the occupiers of no. 2 as the extension is screened by the existing detached garage at the application site.

The extension will be visible from the rear garden of no. 6. This property has a side kitchen extension which is in a recess. However this roof is fully glazed to the rear and faces south. The existing bungalow and flat roof extension already limit the light to this room and the addition of the conservatory is not considered to contribute to this further. To protect the privacy to the rear of no. 6 a condition has been attached to ensure that the glazing to the east is obscured and permanently non-openable.

Visual Amenity

The conservatory is to the rear of the dwelling and is therefore not visible within the street scene. It is not considered that the proposed extension in addition to the existing flat roof rear extension will result in a development that is out of scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 –amended - The glazing in the east side elevation of the conservatory shall.. Policy AH7
4. The conservatory hereby permitted shall be constructed in accordance with the following plans: -
   Plan no. 4564 – date stamped received 14th July 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 12|8|10