Expiry Date - 27/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0237/10 **Recommendation – Permit Application**

Site: **25 Derek Road Lancing West Sussex BN15 0NU**

Proposal: **Rear conservatory**

The Application

The application site is a chalet bungalow within a street of similar properties in the built up area of Lancing. The bungalow has an existing rear flat roof extension and a single garage to the side. There is off street parking to the front.

Permission is sought to remove the existing rear extension and detached garage and erect a larger conservatory the width of the bungalow. 7.5 metres wide, 4.1 metres deep with a maximum height of 3.1 metres with a pitched roof.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development control Standard No. 3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development' (OPDM 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 in this case are those either side of the site, no. 27 Derek Road the attached bungalow and no. 23 to the east. No. 27 has an existing flat roof rear extension 3 metres deep. It is therefore considered that the increased depth of 1.1 metres beyond this will result in no

loss of light or overbearing impact. Similarly no. 23 to the east has an existing flat roof extension 4 metres from the eastern elevation of the proposed conservatory. Therefore there will be no loss of light, privacy or overbearing impact to this neighbouring property.

Visual Amenity

The conservatory is to the rear of the dwelling and is therefore not visible within the street scene. It is considered to be in keeping in size and scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

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

   Proposed floor plans and elevations – date stamped received 2nd July 2010.

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

Case Officer Hannah Barker

Date 29/7/10.

PB 29/7