Development Control – Delegated Officer Report

Application Number: AWDM/1154/19 Recommendation – APPROVE

Site: 51 Pratton Avenue, Lancing, BN15 9NX

Proposal: Conservatory to rear

Date of site visit: 01.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the west side of Pratton Avenue and is a semi-detached bungalow. The street, and area, is characterised by bungalows although no. 53 and 55 are two storey semi-detached dwellings.

At the rear of the property there is an existing extended section (kitchen), and a flat roof conservatory porch like construction next to this extension.

Proposal

The proposal seeks permission to add a rear conservatory, to be positioned next to the existing kitchen and to measure some 4.3m x 3.5m x 3.3m high. The existing porch like conservatory will be removed for the proposal to be positioned at this point

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The conservatory extension will be located to the rear of the property and will not be any deeper than the existing rear kitchen extension to which it will

adjoin. The existing porch type conservatory will be removed, and the new proposed conservatory will be positioned at this point

Residential Amenity

The conservatory will be screened behind the existing kitchen extension and thereby it will be out of view for the neighbouring, attached bungalow, no. 49.

No. 53 is set back from the application site, and the conservatory will thereby be located forward of no. 53

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials of plinth to match existing

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 02.09.2019

Authorised by: Gary Peck Date: 2 September 2019