Development Control – Delegated Officer Report

Application Number: AWDM/0016/13 **Recommendation – Approve**

Site: **65 Ullswater Road, Sompting, Lancing, West Sussex**

Proposal: **Rear conservatory and greenhouse attached to rear of garage.**

Date of site visit: 16th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with driveway to front and side. There is a flat roof garage along the northern boundary adjacent to no. 67.

Permission is sought to erect a conservatory to the rear of the bungalow. The conservatory is 3.95 metres in depth, 3.95 metres wide and has a maximum height of 3.3 metres. Also proposed is a green house to the rear of the detached single garage. This green house is the same form and design as the proposed conservatory. It is 3.25 metres deep, 3.3 metres wide with a maximum height of 2.9 metres.

Representations: No third party representations have been received.

Sompting Parish Council: - Support application.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory and green house will not be visible in the street scene they are to the rear of the bungalow and detached garage. It is considered that the scale and design of the extensions are in keeping with the character and

scale of the existing bungalow. They will not be overly large or dominant, they are subservient and sympathetic to the existing bungalow.

Residential amenity

The rear conservatory is set well within the boundaries of the edge of the site. It is set in by approximately 8 metres from the boundary with the detached dwelling to the south, no. 63. The garage to the north screens the proposed conservatory from the dwelling to the north, no. 67. There will therefore be no adverse impact with regards to overlooking, loss of light or overbearing impact.

The proposed greenhouse is adjacent to the boundary with no. 67 the detached bungalow to the north. The flat roof garage is as existing adjacent to the boundary and has some minimal impact on the rear of the adjacent bungalow. There is a rear conservatory extension at no. 67. The proposed greenhouse will be no higher than the garage and being of glazed construction it is not considered that there will be any additional loss of light or overbearing impact than currently exists.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Bricks to match existing
3. Restrict use of greenhouse
4. Approved plans JW/12/102 – received 14th March 2013

Informative

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material

considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 3rd May 2013

Authorised by: Jo Morin Date: 3 May 2013