Development Control – Delegated Officer Report

Application Number: ADC/0370/09 **Recommendation – Permit Application**

Site: **44 The Fairway Willowbrook Park Old Salts Farm Road Lancing West Sussex**

Proposal: **Side conservatory**

The Application

The application relates to a residential mobile home sited at Willowbrook Park, on the east side of Old Salts Farm Road. The application dwelling is a mobile home located on The Fairway one of the main access roads within the park.

Permission is sought for a pitched roof side conservatory, 3 metres wide, 2.6 metres in depth, with a maximum height of 3.5 metres. There are steps to the rear with access onto the garden. The extension is to be mainly glazed with white uPVC, a dwarf brick wall and a tiled roof to match the existing building.

Consultations and Representations

Third Parties: - 1 letter received from no. 45 The Fairway stating that they have no objection.

Lancing Parish Council: - No observations

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' (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 a sympathetic design and materials to the original dwelling and the area in general, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.

Residential Amenity

The proposed extension will be adjacent to a single storey flat roof building which is the pumping station for the mobile home park. There is a 1.8 metre high close boarded fence with trellis on the boundary. The main residential property to be affected is 245 Brighton Road to the rear of the site. However this is at a minimum distance of 18 metres from the extension and due to its scale and height there will be no adverse impact.

Visual Amenity

As the extension is to the side of the existing mobile home it will be visible within the street scene. However it is set back by 4 metres from the front of the property. The extension is also modest in scale and subservient to the main building. The materials to be used will match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer. [redacted] Date 15/10/09.

PB 15/10/09