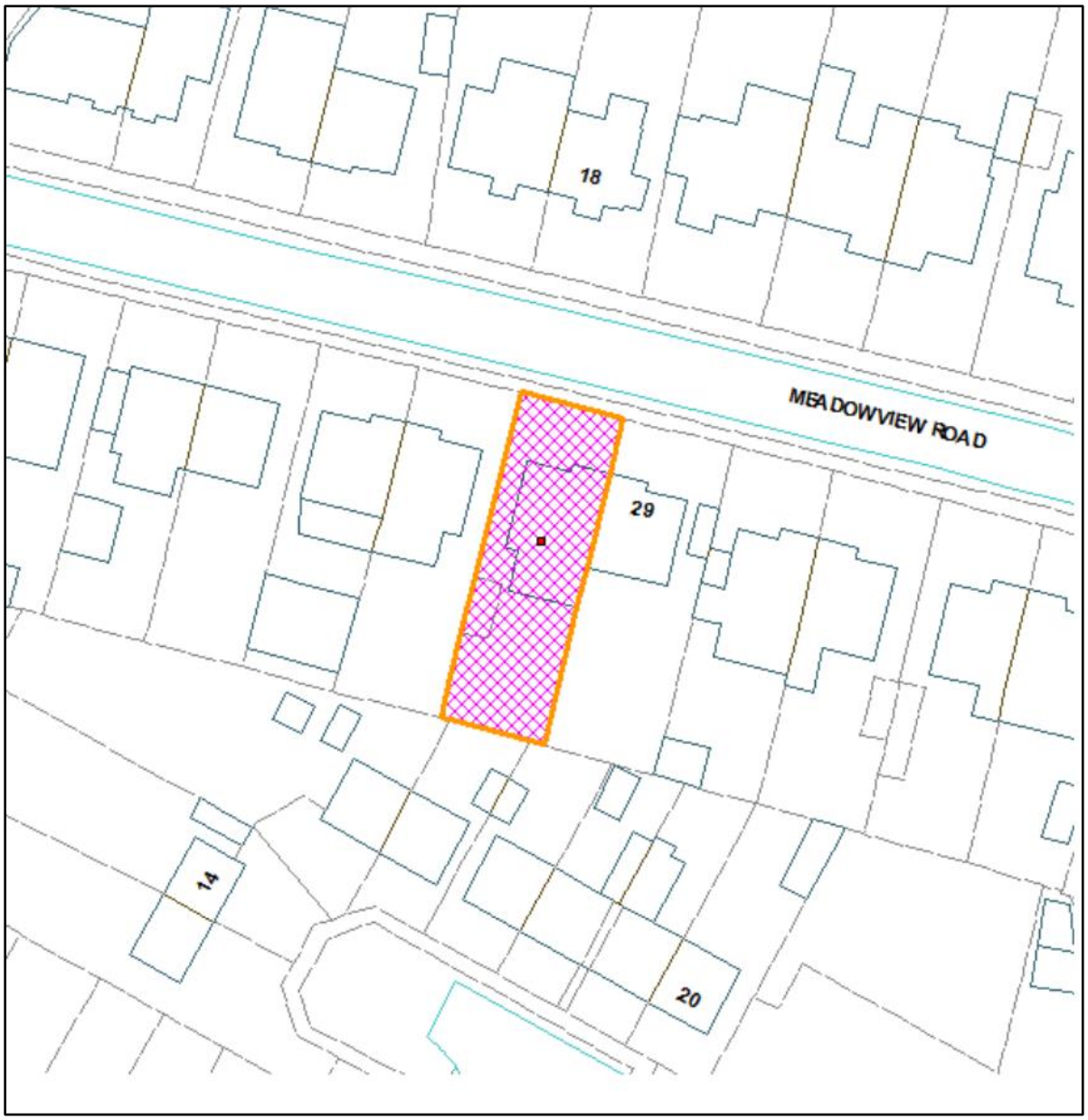
Application Number:	**AWDM/0072/23**	**Recommendation - REFUSE**
Site:	**31 Meadowview Road, Sompting**	
Proposal:	**Conservatory attached to rear extension**	
Applicant:	Mr Nicholas Stark	Ward: Cokeham
Agent:	N/A	
Case Officer:	Jason Albon	



Not to Scale

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This application has been called to the committee for determination by Cllr Bellasis in light of the particular circumstances relating to this application outlined below.

Proposal, Site and Surroundings

The property which is the subject of this application is situated on the southern side of Meadowview Road within a residential area of North Lancing. The property is a semi-detached bungalow with roof conversion to accommodate a front dormer and rear roof light. The property comprises cream render elevations and a tiled hipped roof with flat roofed dormer extension to front. The property's plot is moderately stepped down from the public realm behind a shallow wall and block paved driveway, large enough to accommodate 2-3 cars.

To the rear (south) of the property, a flat roofed extension projects approximately 3.34m (previously approved under S/77/04/TP/21452) from the original dwelling and close to the boundary with the attached neighbour to the east No. 29. The rear garden space of the property is of a relatively small size and exhibits a large outbuilding abutting the boundary to the west with No. 33. The attached dwelling to the east no. 29 is a mirrored copy of the original application property and has a similar plot size. No. 29 contains a large outbuilding abutting the rear boundary of their respective property which is used for ancillary accommodation to the main dwelling (approved under AWDM/0373/22). No. 29 also has planning permission for a single storey rear extension with raised steps (approved under AWDM/1104/22) which had not been commenced at time of site visit.

Permission is sought for a rear (south) conservatory which would project from the existing rear extension by approximately 2.5m. It would have a width of approximately 4m and a peak height of approximately 3m, slanting to 2.25m. Openings are proposed to the rear (south) and side (west) elevations, and a blank window is proposed to the other side (east) elevation. The proposed materials would be UPVC sliding double glazed doors, UPVC double glazed windows and glazed roof, and brick or blockwork for the lower side elevations.

Relevant Planning History

Planning permission granted at the application property for single storey rear extension under S/77/04/TP/21452, decision issued 08/10/2004.

Planning permission granted at the neighbouring property to the east at No. 29 Meadowview Road for single storey detached building in rear garden to provide ancillary accommodation to the main house under AWDM/0373/22, decision issued 07/06/2022. Also for a single storey rear extension with raised steps under AWDM/1104/22, decision issued 21/07/2022 (development not commenced at time of site visit).

Consultations

Lancing Parish Council: No objection.

Representations

1 comment has been made by the occupant of the attached property No. 29 Meadowview Road neither objecting nor supporting the proposal. The neighbour made comments in relation to:

- Design - poor quality of drawings do not accurately depict the development.
- Loss of general amenity - closeness of the structure to the common boundary and raised garden will result in overlooking (subsequently, the occupant asked for the side (east) elevation to be constructed of solid material in the event of the granting of planning permission).
- Overdevelopment - insufficient room for access into rear of property.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual amenity

The proposed conservatory would not be visible from the public realm by virtue of its siting to the rear of the property. Therefore, it would not have a detrimental impact on the street scene. There are plenty of examples of this nature of development along Meadowview Road and the materials proposed are considered to be acceptable, respecting the character of the dwelling in this setting. The addition of the conservatory would result in a reduced garden size, however, in view of the modest overall footprint of the conservatory and the context of rear garden spaces along Meadowview Road, this is considered to be acceptable. The proposal would be in keeping with the existing

dwelling and local area and there are no visual amenity grounds to resist the proposal.

Residential amenity

The only affected property would be the attached neighbour to the east at No. 29 Meadowview Road; the proposed conservatory would be screened from No. 33 to the west by the existing outbuilding which abuts the common boundary with this neighbour, and properties to the rear are considered to be located a satisfactory distance from the site to overcome in any material impact.

Whilst it is acknowledged that the proposed conservatory when assessed in isolation is of a modest scale, the cumulative effect of the existing rear extension and conservatory, which would measure some 5.84m from the existing rear building line of No. 29, would result in an unacceptable impact on the living conditions of No. 29. This depth would considerably exceed the depth of a rear extension as advised in the Council's Development Management Standards (3.5 metres) by some 2.34m and as such would create an overbearing form of development at close proximity to the boundary with No. 29. The cumulative depth would reduce the sunlight and daylight to the principal rear windows of No. 29 to an unacceptable degree.

It is noted that permission exists for a rear extension of 3 metres in depth at number 29 granted under reference AWDM/1104/22. If implemented, then the completion of the extension would resolve the issues of the projecting depth outlined above, since the conservatory would no longer project so far beyond the rear wall of the neighbouring property. However, until the permission is implemented, there is no guarantee that the extension will be constructed and as such the current proposal should be assessed in its absence. The applicant had been advised to withdraw the application and re-submit when the approved extension next door has been substantially implemented, which would then allow a fresh assessment of the application, however the applicant has not agreed to this course of action and accordingly wishes the application to be determined as submitted. Therefore, having treated this application against the current situation, the proposal, by virtue of its cumulative depth at close proximity to the boundary, would result in an unacceptable overshadowing and overbearing effect on the attached neighbour at No. 29.

Recommendation

REFUSE permission for the following reason:

The proposed extension by virtue of its depth in addition to the existing rear extension would adversely affect the amenities of the neighbouring property by way of an overbearing impact along the mutual boundary. The proposal therefore fails to comply with policy 15 of the Adur District Local Plan 2017 and guidance contained within Development Management Standard Number 2, 'Extensions and Alterations to Dwellings'.