expires 8/7

Development Control – Delegated Officer Report

Application Number: ADC/0181/09 **Recommendation - Application Permitted**

Site: **80 Annweir Avenue Lancing West Sussex BN15 9NE**

Proposal: **Rear conservatory and ridge-roofed double garage at rear of garden**

The Application

The application site is an end of terrace dwelling located on the western side of Annweir Avenue. To the south there is a detached block of flats known as Rowan Court while to the rear is the unmade Wembley Gardens from which rear access can be achieved.

It is proposed to construct a conservatory across the rear of the dwelling, 4m deep, 4.8m wide and 3.6m high with a pitched hipped glazed roof and rendered walls. It is also proposed to erect a detached garage at the end of the garden to replace an existing shed. The garage will measure 5m wide, 5.75m deep and 4.9m high with a tiled, pitched roof and rendered walls.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of Flat 2, Rowan Court objecting to the conservatory on the following ground:

- Loss of light to bathroom

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 '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 sympathetic design and materials to the original dwelling and the area in general.

The Council's DC Standards for residential extensions advises that, on semi-detached or terraced dwellings, single storey rear extensions which abut, or are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed conservatory will be at the rear of the dwelling and will not be visible from Annweir Avenue. While seen from Wembley Gardens at the rear, it will not appear unduly prominent or out of keeping with other development in the area.

The proposed garage will front Wembley Gardens but will be seen in the context of numerous other garages and outbuildings which have access from Wembley Gardens. Consequently, it will not appear out of character with the area.

Residential amenity

The proposed conservatory will project 4m from the rear of the original dwelling, in excess of the Council's 3.5m standard. However, to the north, the adjoining terraced property has its own lean-to conservatory which projects 2.6m. The proposed conservatory is to be constructed to within 0.1m of the northern boundary with a blank side wall 2.3m high. It is not considered that the proposed projection of 1.4m beyond the end of the conservatory at

No.78 Annweir Avenue will result in any significant loss of light or outlook for those occupiers.

To the south, the nearest flat in Rowan Court (Flat 2) has a bathroom window in the side wall facing the conservatory. The conservatory is to be 0.6m off the boundary and 1.7m from the window in Flat 2 overall. The side wall of the conservatory is to be lower than on the northern side, at a height of 1.8m, with high level windows above up to eaves level. This has the effect of reducing the impact upon the adjoining flat with the proposed side wall being the same height as a standard boundary fence. There is already a closeboard fence on the boundary which will further help to screen the conservatory. While concerns have been expressed by the occupier of the flat at possible loss of light, it is not considered that the proposal will result in any serious loss of amenity.

The proposed garage is to be located at the end of the garden, some 15m from the rear of the dwellings in Annweir Avenue and 7m from the dwellings opposite in Wenbley Gardens. Those latter properties are separated from the development by the road itself and will not be adversely affected by the proposal. To the south is an open parking area while to the north are other garages and outbuildings. Vehicular comings and goings are therefore common in the area and the proposal will not result in any significant increase in noise or disturbance to local residents.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Aii AH7

Case Office[redacted] Date..16/6/09

Planning Services Manage[redacted] Date..16/6/09

Chair of DC Committe[redacted] Date..22/06/09