expires 10/6

Application Number: ADC/0203/08 Recommendation – APPROVE

Site: Luther's Lodge, Old Salts Farm Road, Lancing

Proposal: Conservatory to rear (north)

The Application

Luther's Lodge is a single storey dwelling located in the countryside and Strategic Gap at the end of Old Salts Farm Road. It sits 35m to the south of Greenacres, which is presently being rebuilt as a 5 bed house.

It is proposed to construct a flat roofed conservatory measuring 9.1m by 3.4m and 2.5m high on the north side of the property.

Consultations and Representations

No third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, LOC2, CH1, CH3, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

The site is located within the countryside and the Lancing and Shoreham-by-Sea Strategic Gap.

Policy CH3 of the Structure Plan and Policy AC4 of the Local Plan lists 'strategic gaps' of countryside separating built-up areas (including that between Lancing and Shoreham in which the site is located) in order to preserve the separate identity and character of the settlements concerned. It states that any development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

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 conservatory is to be on the north side of the property and will not be readily visible from public views. It is to be constructed within a recess at the rear of the building and will not extend beyond the existing rear elevation of the property. The conservatory will have a negligible impact on the visual amenities of the area.

Residential amenity

The single storey conservatory will have little impact on the amenities of the nearest dwelling, Greenacres, to the north. No other properties are affected.

Recommendation

APPROVE for the reason:-

1. 1PPi

Subject to:

1. C1Ci

Case Officer ..... Date 16/5/08