Expires 5/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0205/07 **Recommendation – Permit Application**

Site: **2 Downs Mead Sompting Lancing West Sussex**

Proposal: **Conservatory and summerhouse (retrospective)**

The Application

The application site is a detached bungalow on a corner plot within a cul-de-sac of three properties off Hillrise Avenue. It is bounded to the west by a neighbouring bungalow, No.1, to the south by No.3 and to the rear north and east by large rear gardens of dwellings on Hillrise Avenue and Nelson Close. The property features a large rear (east) extension, a north side conservatory and a pitch roofed double garage shared with No.1. A further conservatory has been added to the north side of the east side extension and a large summerhouse has been erected to the rear of the garage.
This application seeks retrospective permission for the above conservatory and summerhouse.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning concern is the impact these additions have on the neighbouring amenity.

Summerhouse
The summerhouse is located in the northwest corner of the site to the rear of the pitch roofed double garage. It also features a pitched roof to an overall height of 2.6 metres, considerably less than that of the garage. It is not considered that this structure has any impact on neighbouring properties as it is bounded by 2 metre high fencing and tall shrubs to the north and west.

Conservatory
The conservatory is a small addition to the north side of the previously approved eastern elevation. It has a volume of 14.5 cubic metres with a shallow roof and windows on the north and eastern elevations. Again tall border fencing and shrubs render this addition inconspicuous to the rear gardens to the north and east. The nearest dwellings are 30 metres to the east.

Recommendation

APPROVE for reason that :-

1PPi

Case Officer:..... CJ 18.5.07

Date:...16/5/07...