P.C
23/10/08
Expiry
14/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0464/08 **Recommendation – Permit Application**

Site: **46 Brighton Road Lancing West Sussex BN15 8ET**

Proposal: **Conservatory-style top floor rear balcony enclosure**

The Application

The site is located within the built up area of Lancing, a semi detached dwelling built in the late 1980s. The property is accessed via a narrow track from Brighton Road leading to garaging and parking to the front of no. 46 and no. 46a the attached semi detached dwelling. The ground level drops to the rear of the site towards the coastline and as a result the building is three storeys to the rear and two storeys to the front.

There is an existing second floor rear balcony projection enclosed by railings. Permission is sought to erect a conservatory style enclosure on the site of the balcony area. The structure will be glazed and have black uPVC to match the existing windows and door of the house. The entire balcony space will be filled with no external space remaining, sliding doors are proposed to the south.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

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.

Residential Amenity

The main properties to be affected in this case are those to the east and west, either side of the site. No. 44 to the west is a detached dwelling with a balcony of similar height to that at no.46, although wider. A lean-to white uPVC conservatory has been built on the balcony, adjacent to the boundary with no. 46 although slightly set in to allow access onto the balcony to the side and rear. The existing conservatory is fitted with clear glazing to the side facing onto no. 46 although there is a brick wall which will form the side wall of the proposed conservatory, with glazed panels above. A condition will be attached to ensure that these units are fitted with obscured glazing and permanently non-openable to avoid any mutual loss of privacy between the properties.

The main part of the proposed conservatory will be screened from the attached dwelling no. 46a due to a rear gable projection which formed part of the original building design. The conservatory is at a distance of 5.5 metres from the boundary with no. 46a. It is not considered that there will be any adverse impact on the amenities of this attached property with regards to loss of light or overbearing impact.

Visual Amenity

The site is not visible within the street scene as it is set back behind No. 48 Brighton Road. The proposed conservatory is to the rear (south) of the house and will front onto the seafront. The property does however have a substantial rear garden approximately 50 metres long. Having said this the conservatory will be at second floor level when viewed from the rear of the site and will therefore be clearly visible. However it is considered in this case that the proposal will not look out of place in the light of the adjacent similar lean-to conservatory and in the context of this seafront location. The proposed conservatory will relate to the dwelling house with regards to its scale and proposed materials, black uPVC will match the existing window and door frames of nos. 46 and 46a. The existing conservatory matches no. 44 which is a detached property of a different design and therefore it is not appropriate for the two to match in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 - west

Case Officer.....Date...23/10/08.

RB 24/10/08