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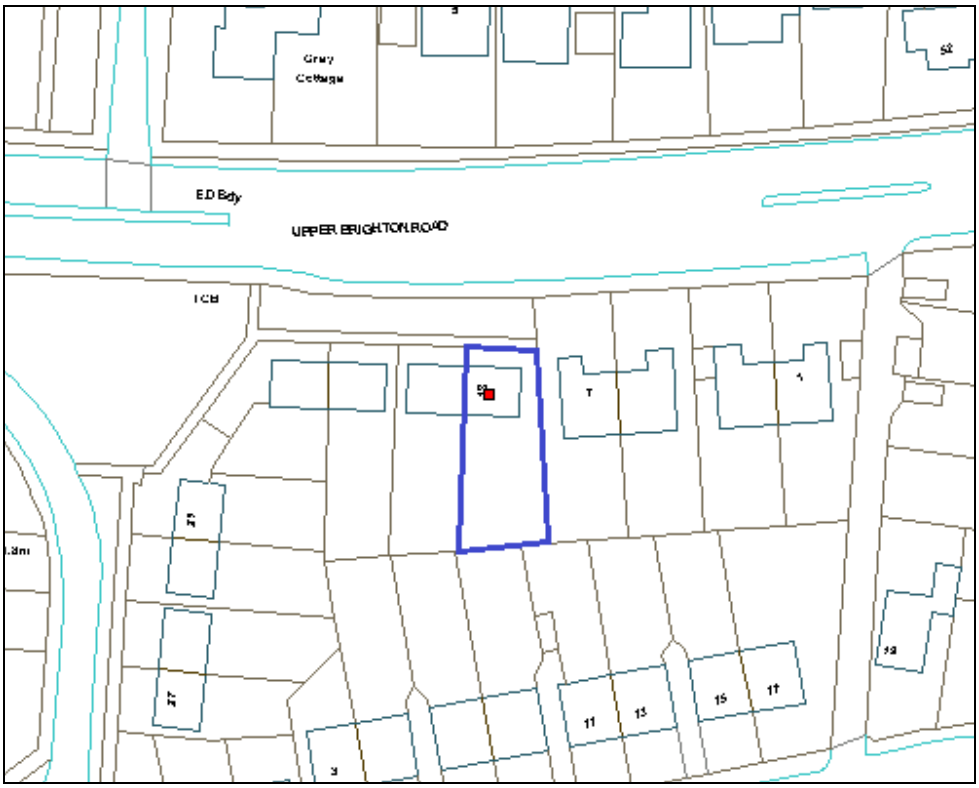
Application Number: AWDM/1504/13 **Recommendation – APPROVE**

Site: **13 Fetherston Road, Lancing, West Sussex BN15 9RH**

Proposal: **Conservatory to rear**

Applicant: Mr D Mills Ward: Manor

Case Officer: Lawrence Simmons



Not to Scale

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Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a row of similar properties on the south side of the Upper Brighton Road, Lancing.

Permission is sought for a rear conservatory 4.4 metres wide and 3.1 metres deep with a lean-to roof having a maximum height of 2.7 metres. The conservatory would infill a space to adjoin and incorporate an existing rear outbuilding. It would consist of glazed

panels above rendered walls painted to match the external finish of the existing bungalow. It is proposed to cover the remaining 'well' between the rear of the bungalow and the outbuilding with a narrow section of glazed PVC roofing.

The application is referred to Committee as the applicant is an employee of the Council.

Consultations

Lancing Parish Council:

No objections.

Third Party Representations:

Objection received from the occupier at 7 Upper Brighton Road citing loss of privacy by reason of the proposed door overlooking their back garden.

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'
National Planning Policy Framework (CLG 2012)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides 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 of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The conservatory is to the rear of the dwelling house and will not be visible within the street scene. It would be modest in scale, with the roof tucked under the eaves, and finished using materials consistent with the existing bungalow. It is considered that it will not harm the character or appearance of the dwelling.

Residential amenity

The conservatory would be adjoined to the east side of the rear outbuilding which is to be retained (and is paired with a similar detached outbuilding to the rear of No.15). Windows are proposed in the east and west side elevations of the conservatory. A tall brick wall on the boundary together with the existing outbuilding will serve to adequately protect the privacy of the occupiers of No.15. Whilst some glazing would be visible above the boundary wall, it is not considered that this would result in significant risk to privacy. The section of lean-to roof linking the outbuilding would be positioned below the existing eaves, marginally inset from the boundary, and would have limited impact on the outlook of this neighbour.

The boundary with the bungalow to the east, No.7 Upper Brighton Road, is relatively open with a close-boarded timber fence providing the main means of enclosure. The fence is below eye level. The application initially proposed the inclusion of doors that would have faced east towards this boundary at a distance of less than 5 metres. The position of these doors was considered to pose a potential risk to the privacy of the occupiers of this dwelling. Following discussions, the applicant's agent has agreed to re-position the doors to the south (rear) elevation. It is considered that this would provide a more neighbourly arrangement and ease the risk of overlooking and disturbance to the occupiers of No.7. Amended drawings to this effect are currently awaited. In other respects, the conservatory is not so large as to cause loss of outlook, loss of light or any impression of dominance that would adversely affect the amenities of this neighbour.

More than adequate residual garden space would remain on the site.

Recommendation

Subject to: (i) the consideration of any comments received from Lancing Parish Council and any third party representations received following the expiration of the statutory consultation period; and (ii) the receipt of a satisfactory amended plan showing the external doors of the conservatory re-positioned from the east to the south (rear) elevation, **APPROVE** for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

6th January 2014