Expires 6/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0211/07 **Recommendation – Permit Application**

Site: **5 Cokeham Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (conservatory removed)**

The Application

The application property is a semi-detached bungalow on the south side of Cokeham Road, Lancing. The property features a large 1970 rear ground floor extension, a smaller rear conservatory addition, and small dormer windows on the front, side and rear roof planes. It is bounded to the east by an adjacent semi-detached pair, to the west by the adjoining property, No.7, and to the rear by The Martletts.
The proposal is to replace the rear conservatory with a larger structure which will be of the same height as the retained 1970 extension. It will be 5.3 metres wide and 3.5 metres in depth, less than the retained extension but greater than the neighbouring conservatory at No.7.

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 concern with this application is the impact that the enlarged conservatory will have on the neighbour's rear amenity.

The applicant's existing conservatory has a depth of 2 metres and extends in width from the larger 1970 addition to within 0.7 metres of the boundary with the adjoining bungalow. This property also features a 2 metre deep conservatory that extends to, and forms part of, the above boundary. The proposed extension will be 3.5 metres deep, will be taller than the existing, and will meet the neighbour's conservatory at the boundary.
Given the southerly aspect of the rear elevations of these properties it is not considered that the additional 1.5 metres in depth will cause any significant loss of daylight or outlook to the conservatory at No.7. As a large rear garden will be maintained with no other properties directly to the rear there will be no overlooking concerns. From a design perspective the new extension will be of the same height as its older partner and will therefore be more sympathetic to the appearance of the rear elevation.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:..... CJ 18.5.07

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