expires 13/6

Application Number: ADC/0212/08 Recommendation – APPROVE

Site: 55 Mill Road, Lancing

Proposal: Rear conservatory

The Application

55 Mill Road is a detached bungalow with rooms in the roof. It is proposed to demolish an existing flat roofed rear conservatory and to construct a pitched glazed roof conservatory in the same location. The land rises up from south to north and the conservatory will measure 5.6m x 4.6m and 3.6m to the ridge (when viewed from the north) and 4m (when viewed from the south). It will have a brick plinth and a brickwork rear elevation.

Consultations and Representations

No third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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.

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.

Residential amenity

The property is well screened from its neighbours to the north and south while to the west the blank gable end of the neighbouring property is 5m away and partly screened by a hedge and other vegetation. The conservatory will replace the existing structure and will not be significantly larger. It is not considered that the proposal will have an adverse impact on residential amenity.

Visual amenity

The conservatory is a modest structure which will not be seen from the street. It will replace a flat roofed conservatory and will be improve the appearance of the property.

Recommendation

APPROVE for the reason: -

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer ..... Date 20/5/08