Expires 2/10

Development Control – Delegated Officer Report

Application Number: ADC/0480/07 **Recommendation – Permit Application**

Site: **16 Bramber Close Sompting Lancing West Sussex**

Proposal: **Conservatory to rear elevation**

The Application

The application site contains the northern half of a pair of single storey semi-detached bungalows located on the eastern side of Bramber Close, Sompting.

The most recent extension planning application on this property is a single garage, for which Planning Approval was granted in August 1975 (120/75). A summer house, located to the rear of the garage appears to have been constructed since this time under Permitted Development Rights.

The applicant now proposes erection of a 23m^2 conservatory attached to the rear elevation of the dwelling.

Bramber Close is characterised by semi-detached bungalow and chalet bungalow development similar in nature to the subject dwelling. A number of dwellings in the area have conservatories attached to the rear of the building, including one of similar proportions directly adjacent within No.14 Bramber Close.

Consultations and Representations

Council has received no representations with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

The Appearance
The structure's single storey height and its location to the rear of the dwelling ensure that it will be largely unnoticeable to the general public or surrounding landowners.

The proposed use of a matching brick wall material with glass windows and roof represent a sympathetic approach that is unlikely to detract from the appearance of the existing dwelling or the surrounding streetscene.

Furthermore the resultant garden area remains in accordance with the 85m^2 minimum recommended by Development Control Standard (DCS) No.3 for 3 x bedroom semi-detached dwellings (once the exempt structure is included in the calculations).

Effects on Neighbours
Whilst the depth of the conservatory extends slightly beyond the 3.5m maximum depth recommended by Development Control Standard (DCS) No.3 for rear extensions located within 1m of a rear side boundary, the increase is marginal, and relatively in line with the conservatory that has already been erected on adjoining No. 14.

The single storey height of the extension and absence of any windows on the southern elevation of the extension further ensure that the occupants of No.14 Bramber Close will not be unreasonably impacted upon in terms of overshadowing or loss of privacy.

Recommendation:

APPROVE for reason that :- 1PPi

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

Case Officer: D. Reynolds

Date: 6/9/07

CS 6.9.07