Development Management– Delegated Officer Report

Application Number: AWDM/1110/17 Recommendation – APPROVE

Site: 44 Orient Road, Lancing, West Sussex

Proposal: Conservatory to south elevation of existing rear extension.

Date of site visit: 19.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surrounding and Proposal

The application relates to a semi-detached chalet bungalow within a cul de sac of similar dwellings within Lancing. The property has a long rear garden and has already been extended to the rear with a flat roof addition.

Consent is sought to add a rear conservatory to the existing flat roof rear addition. The conservatory is 3 metres deep, 4.4 metres wide and has a lean to roof with a maximum height of 2.9 metres. The extension is shown to be glazed on both sides and to the rear.

Lancing Parish Council: -No objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed conservatory is to the rear of the bungalow, it will not be visible within the street scene. Although the bungalow has already been extended to the rear it is not considered that this addition, light weight structure will result in any over development that would be out of character here. The bungalows either side have

similar large flat roof additions and the garden and plot size is ample for such a development.

Residential Amenity

The main properties to be affected are those either side of the site. No. 42 to the west and no. 46 attached to the east. No. 42 has an existing large rear flat roof addition which extends beyond the rear of the application site. There is a blank side elevation facing onto the application site. This will screen the proposed conservatory from the occupiers of no. 42. Attached at no. 46 there is a flat roof addition which is currently level with the rear of no. 44. The proposed conservatory will therefore extend 3 metres beyond this. It is considered that due to its scale being limited to 3 metres and its light weight construction that the proposed addition will not result in a loss of light or over bearing impact in this case. A condition is attached to state that the fan lights to the side facing east are fixed shut and obscurely glazed to avoid any potential loss of privacy to the area directly to the rear of no. 46 adjacent.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match
4. Side panels of eastern side shall be obscurely glazed and fixed shut.

Informative

1. Proactive without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 19th September 2017

Authorised by: Jo Morin Date: 19.09.2017