expires 23.06.08

Development Control – Delegated Officer Report

Application Number: ADC/0228/08 **Recommendation - Permit**

Site: **7 Loose Lane Sompting Lancing West Sussex**

Proposal: **Rear conservatory and front porch**

The Application

The application property is the south side of a pair of semi-detached houses located on the east side of Loose Lane within the built-up area of Sompting. The property is of brick and tile construction with a ridged roof which has a gable end. The property has a rear conservatory 3m x 3m in size, located 0.5m from the boundary with the attached property to the north(No.5).

The proposal is for an enlarged rear conservatory, 6.0m in width, by 3.5m in depth (as amended), by 3.7m in height to the apex of the hipped roof, and a front porch 2.3m in width, by 1.8m in depth (as amended) by 3.5m in height.

The attached property to the north (No.5) is un-extended at the rear and separated by a 1.8m high boundary fence. To the south lies another pair of semi-detached houses, the most northern of which (No.9) has a side extension up to the boundary but is un-extended to the rear, and is separated from the site by a 1.7m high fence.

Consultations and Representations

Sompting Parish Council: No comments received.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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.

Visual amenity

The proposal would be centrally located on the rear elevation it would have a matching brick plinth and corner piers. The framework would be of UPVC similar to that of the fenestration of the original building. The size of the conservatory is not considered to be particularly overbearing or cramped given the large garden size and overall the proposals are considered to be sympathetic in design.

The front porch although modest was submitted with a hipped roof design. A house to the north (No.3) has a front porch with mono-pitched roof and it was considered that the proposed porch design would be more in keeping with this and the roof plane of the existing property if the size were to be amended and the roof deign altered. The proposed porch is now designed to match the roof of the existing house and the porch at No.3.

Residential amenity

The proposed conservatory as originally submitted was 4.0m in length, contrary to the maximum length as set out in Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings'. Given the proximity to the boundary it was felt that it would have had an unacceptable effect on the outlook and amount of daylight available to the rear rooms of the attached house. The applicant has amended the scheme and now the proposed conservatory has been reduced in size to 3.5m. This is now considered to be acceptable given the eastern aspect of the rear of the adjacent property and the single storey of the proposal.

The south elevation of the proposal would be 2.0m from the boundary with the adjacent house. Although the boundary fence is relatively tall at 1.7m it is still felt that the elevated floor level of the interior of the conservatory would allow for views to the south which would affect the levels of privacy of No.9 adversely. The applicant has stated that they intend to obscurely glaze the south elevation windows and top hang the windows, this would protect privacy and prevent overlooking.

The retention of a 27m long garden would prevent adjacent properties to the east from being overlooked.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Ai – 02.06.08 (AH7 of the ADLP and DEV1 of the WSSP)
3. C18C3 – amended
   The window in the south side elevation of the conservatory shall at all times be glazed with obscured glass.
   Reason: *To prevent ...etc*
4. C12Eii – amended
   The materials and finishes of the external walls and roof of the porch and walls of the conservatory and alterations hereby permitted shall, prior to commencement of use of the accommodation, be...etc.
5. C18Eiv – amended
   ...., no windows or other openings shall be formed in the north wall of the conservatory....etc.

Case Officer: Catherine
Date: 9/6/08

PB 10/6/08