Expiry 15/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0495/06 Recommendation - Permit

Site: 12 Queens Road Lancing West Sussex BN15 8ED

Proposal: Conservatory on south side

The Application

The application site is a corner site located on the north-east side of the intersection of Queens Road and The Saltings. The site contains a single storey detached dwelling with a hipped roof line, attached lean to style garage on the north side and gable end bay windows projecting from the front and south side elevations.

The applicant proposes to construct a conservatory attached to the south side of the dwelling accessed from the existing lounge room. This will extend along the southern elevation for a length of 7.9 metres and will project out from the dwelling by 2.9 metres. The extension will have a pitched roof with a height at the ridgeline of 3.4 metres. It will be fully glazed except for block work around the base to a height of 600mm and will have doors at each end for access.

The street is characterised by low density development, with detached dwellings of a wide mixture of styles and scales.

Consultations and Representations

Consultees
The Lancing Parish Council have indicated that they have no objection to the proposal.

Third Parties
No representations have been received from third parties in relation to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The design of the conservatory is considered to be consistent with the design of the dwelling. The pitch of the roof matches both the pitch of the main roof of the dwelling and the pitch of the gables above the bay windows. The height is consistent with the height of the gables but still significantly less than the height of the main roof. The window design matches the windows in the existing dwelling and the block work proposed for the base of the conservatory will match the existing cladding of the dwelling.

The conservatory is located in a reasonably prominent position on the corner section and will be visible to users of the roads and residents of properties opposite the site. The main viewing location would be from Queens Road, from which part of the west side elevation would be visible. From this location the conservatory is set back considerably (over 5 metres) from the front wall of the dwelling and is partially obscured by the side bay window which projects out from the intervening wall space. As such, the conservatory is not considered to dominate the dwelling from this direction.

The longer south side elevation would be prominent from The Saltings which is a minor road advertised as a "private road" and generally used only by its residents. It is noted that the setback of the conservatory from the side road boundary is just 400 mm at its nearest point. While it will fill a reasonable amount of space between the existing dwelling and side boundary, it is not considered that this will cause the site to appear unacceptably cramped or to over dominate the building as it does not cover the full side elevation of the dwelling, is set back off the back end of the dwelling and a large amount of open space is still retained on the site. The extension is set back far enough from the intersection so that it will not interfere with visibility on the road.

Although the conservatory will form a visible feature on the streetscape, it is not considered to have an adverse effect on the character of the neighbourhood. The existing development in the neighbourhood is very diverse in character with no predominant style or layout to be followed. The appearance of the conservatory will be in keeping with this diverse character.

Effects on Neighbours
The existing dwelling is detached and on a large site and as such there are no neighbours in such close proximity that the conservatory will result in any reduction in daylight or overbearing effect on neighbouring properties.

As the conservatory is fully glazed there is potential for overlooking effects. The distance from the west and east side elevations to the closest neighbours exceeds 22 metres and is therefore acceptable. The distance from the wider south side elevation to the property at 14 Queens Road, which also has side facing windows, is approximately 11 metres. However, as the properties are separated by a road, there is an existing two metre high fence on the application site to provide additional screening and there are existing living room windows on the side elevation of the dwelling, it is not considered that

the glazed conservatory will result in any significant additional overlooking of this site.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei

Case Officer: .....

Date: 30/01/07

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