Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/0073/13

Site: **29 Howard Road, Sompting, Lancing, West Sussex**

Proposal: **Proposed replacement rear conservatory**

Date of site visit: 29th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of Howard Road, Sompting. There is an existing flat roof garage set back to the side of the bungalow. An existing single storey rear extension of flat roof design was granted permission in 1998, S/44/98/TP. There is no planning history for the conservatory which is currently erected to the rear of the extension. Permission is sought to remove the existing conservatory and build a slightly larger conservatory. The existing conservatory is 3 metres wide and 3 metres in depth with a shallow sloping roof. The proposed conservatory is 3.8 metres wide and 4 metres in depth. It has a maximum height of 2.6 metres with a shallow sloping roof similar to existing.

Consultations:- Sompting Parish Council supports the propsoals.

Representations: - No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory will not be visible within the street scene. Although it is generally not acceptable to extend onto existing extensions, the conservatory is modest is size with a shallow lean-to roof and a large amount of garden area will remain. It is not considered to be overdevelopment of the site. The low level roof will allow it to appear subservient to the main dwelling and existing flat roof extension.

Residential amenity

The main property to be affected is 31 Howard Road attached to the west of the site. This dwelling also has a flat roof rear extension plus pitched roof conservatory (approved under S/43/03/TP). The boundary fence is approximately 2 metres high and is covered with Ivy. It currently screens the existing conservatory at the application site from the conservatory at No.31.

The existing conservatory at the application site is fully glazed but has no opening windows adjacent to the boundary with No. 31. The proposed conservatory would be closer to the boundary than existing and is shown as having side opening fan lights. It is considered that these windows should be fixed shut on this side and obscurely glazed to limit the potential for loss of privacy if at any time the vegetation were to be removed or die.

It should be noted that in granting permission for the conservatory at No. 31 a condition was attached to ensure that the windows on the eastern elevation were to be obscurely glazed and non-openable to protect the amenities of no. 29.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit
2. approved drawings: -
   Details of conservatory - received 4th February 2013
   Proposed elevations - received 4th February 2013
   Block Plan, proposed and existing floor plans - received 4th February 2013
3. The windows on the western side of the conservatory hereby permitted shall be obscurely glazed and non-openable.

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 27th February 2013

Authorised by: Jo Morin Date: 1 March 2013