Expires 22/7

Development Control – Delegated Officer Report

Application Number: ADC/0211/09 **Recommendation – Permit Application**

Site: **48 Manor Road Lancing West Sussex BN15 0HG**

Proposal: **Enlarged replacement rear conservatory**

The Application

The application relates to a semi detached dwelling located on the north side of Manor Road within the North Lancing Conservation Area. There is an existing conservatory at the rear which measures 2.8m wide, 3m deep and 3m high. It is proposed to demolish the conservatory and replace it with a larger conservatory which, as amended, measures 4.4m deep, 5m wide and 3.1m high with a pitched glazed roof.

The design of the conservatory has been amended to reduce the impact upon the neighbouring occupier by reducing its depth from 5m and angling the end 0.9m of the structure away from the boundary so that the depth of the side wall is 3.5m.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

ADCAG – No objection

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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. The proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area in general.

The Council's DC Standards for residential extensions advises that, on semi-detached or terraced dwellings, single storey rear extensions which abut, or are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The rear garden of No.48 rises to the north (rear) and the conservatory will be cut into the garden with a new retaining wall constructed. The conservatory will be deeper and wider than existing but it is not considered to harm the character or appearance of the dwelling or its surroundings. It will not be visible from Manor Road and is unlikely to be prominent in views from Carisbrooke Close to the rear.

Residential amenity

The proposed conservatory is to be located 0.2m from the boundary wall. There are shrubs on the neighbour's side of the boundary which will act as a screen and which are likely to reduce light to that property. The proposed conservatory is not, therefore, considered to adversely affect the residential amenities of No.50 and, at 3.5m deep closest to the boundary, the extension will accord with the Council's DC Standard.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci 13
2. C14Ai ~~14~~ July 2009

Case Office [redacted]

Date 15/7/09

[redacted]