**EP/47/06/**

## PLANNING APPLICATIONS REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Conservatory.<br>32 Normandy Lane, East Preston. |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above. The proposed conservatory will be to the east of the dwelling and will measure approximately; 2.5m in depth and 6.6m in length with a sloping roof to a maximum height of approximately 2.6m. By virtue of a site visit, it is established that the conservatory is already in place. |
| SITE AREA | Approximately 0.036 ha. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominantly flat. |
| TREES | Various small trees up to approximately 3m in height. Not known whether any affected due to the application being retrospective. |
| BOUNDARY TREATMENT | The rear of the dwelling is bounded by 2m high close-boarded fencing with shrubs and trees up to approximately 3m. |
| SITE CHARACTERISTICS | A 1½ storey detached bungalow formed of cream painted render walls and a brown plain tiled front gable pitched roof. There is an existing run-down conservatory to the northeast of the dwelling that is to be removed. |
| CHARACTER OF LOCALITY | A residential road comprising predominantly 1 and 1½ storey detached bungalows of similar style and design. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| East Preston Parish Council | ~~Awaited~~ No obj |
| Local Groups | None |
| Others | None |

**EP/47/06/**

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

## PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## COMMENT ON CONSULTATION RESPONSES

None

## COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted.

## ASSESSMENT OF PROPOSAL

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

**EP/47/06/**

**CONCLUSIONS**

This is a retrospective application for a rear conservatory to replace an existing dilapidated lean-to conservatory to the northeast of the dwelling. The proposal is considered to be visually subservient to the existing dwellinghouse and in-keeping in style and design. It is not considered to be out of character with the surrounding area due to neighbouring dwellings, including Nos. 30 and 34, having similar rear conservatories.

The proposed conservatory will be level with that of No. 30 and some overlooking may therefore be experienced due to the presence of south elevation windows. However, it is not considered that this effect will be adverse due to the presence of adequate boundary screening. In terms of overbearing and overshadowing, it is not considered that this development will cause any adverse effects due to its single storey nature and adequate boundary screening.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that the application be approved.

**EAST PRESTON** EP/47/06/

Conservatory. 32 Normandy Lane
East Preston

**RECOMMENDATION**

**Approve**