Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0654/12

Site: **54 Buckingham Road, Shoreham-by-Sea, BN43 5UD**

Proposal: **Construction of a conservatory to rear (east) elevation**

Date of site visit: 29/05/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached house on the east side of Buckingham Road. It is proposed to construct a conservatory on the rear of the dwelling at the southern end. It will have a hipped roof and will measure 5.5m deep, 4m wide and 3.7m high.

Relevant site history

None

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary contaminated land informative.

Representations

None 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 property enjoys a large garden and has not been previously extended at the rear. The proposed conservatory, at 5.5m deep, will be a relatively long extension but it will not appear out of scale or character with the existing house and will not reduce the garden area by any significant degree.

Residential amenity

The nearest affected dwelling is No.52 to the south, the boundary of which lies 2m from the side of the proposed conservatory. No.52 has a garage located on the boundary and positioned beyond the rear wall of the house, with a car port in front. There is a ground floor window in the side elevation of No. 52 which faces the side of No.54 but it is positioned slightly further west and is not considered to be adversely affected by the proposal.

The conservatory will have clear glazing throughout and will enable views towards the side of No.52. Existing vegetation within the garden of No.54 will need to be removed to accommodate the conservatory, but it will run primarily alongside the car port and garage at No.52 and will not have views into the neighbouring garden or windows.

The dwelling to the north is well screened and, being 8.5m from the side of the conservatory, it will not be adversely affected.

It is not considered that the proposal will result in the loss of residential amenity.

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 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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

Case Officer: P Barnett Date: 18 June 2012

Authorised by: Jo Morin Date: 18 June 2012