Expiry 16/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0501/06 **Recommendation – Permit**

Site: **Elder Cottage Ropewalk Shoreham-by-Sea West Sussex**

Proposal: **Conservatory on south side**

The Application

The application site is located on the eastern side of Rope Walk. The site previously contained a pre-fabricated building used for Guide meetings, which was removed and replaced with a detached two storey four bedroom dwelling with attached garage in 2001 in accordance with planning permission SU/73/01. The site lies in a basic north-south orientation with a width of approximately 13 metres and a length of approximately 22 metres. It is elevated around 1.5 metres above the surrounding sites and road. The dwelling is in the centre of the site, located 7.5 metres from the southern boundary. The site also contains three sycamore trees on the western (road) boundary subject to Tree Preservation Order 162/2/76 (SU).

The applicant proposes to construct a conservatory attached to the south side of the dwelling. The conservatory is relatively small scale with a width of 3.5 metres and a depth of 2.25 metres. It is of a lean-to design with a maximum height of 3.15 metres and is fully glazed with double doors at the western (road facing) end.

The volume of the conservatory of 20.8m³ would normally fall under permitted development. However, the above mentioned planning permission contained a condition removing the usual permitted development rights from the site.

Rope Walk is a narrow back street of mixed character. At the northern end, the street scene basically consists of garages and high fencing associated with the rears of properties which have frontage onto Victoria Road and Southdown Road. In the immediate vicinity of the application site, there is a 'L' shaped three storey block of flats (Longcroft) on a large section immediately to the south and east, a two storey detached dwelling with attached workshop to the north and a group of three modern terrace dwellings to the west on the opposite side of the road.

Consultations and Representations

Third Parties

One representation has been made by the residents of 3 Rope Walk (opposite the site) noting that they have no objection to the proposed conservatory.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AB25
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The conservatory is a relatively standard design for this type of extension and its scale is small compared to the existing dwelling. It is consistent with the development control standards for side extensions in terms of setback from boundaries, being setback from the front wall of the dwelling and having a pitched roof. It is recommended that the materials used around the base of the conservatory match the existing cladding of the building.

The conservatory will be visible within the street scene, although it will be afforded some screening by the sycamore trees on the road frontage. Due to the range of types and styles of development within the Rope Walk area, it is not considered that its appearance will have a detrimental impact on the character of the area.

Effects on Neighbours
The location of the site and orientation of the dwelling and proposed extension means that the only neighbours in reasonably close proximity to the site who could potentially experience effects are the residents of the block of Longcroft containing Flats 23-28. This block is located 14 metres to the south of the existing dwelling and contains many large rear windows, with those on the first and second floors overlooking this site.

The conservatory is glazed on all three sides and therefore users will look towards these windows. Due to the site being elevated, the level of the conservatory is such that the eye line view of the average person will fall between the ground and first floors so would not be looking directly into any windows. The properties are also separated by a 2 metre high solid wooden fence which will screen the ground floor windows from being overlooked from the conservatory.

Effects on the Site
The existing dwelling does not contain a 'rear' garden but amenity space is contained within the enclosed south side garden which currently has an area of 97m², an open front garden of approximately 45m² and a north side garden of approximately 24m².

The development control standard advocates the retention of an adequate amount of garden for use of the occupiers of the property and to prevent a cramped appearance. The usual standard is for a rear garden depth of 11 metres and an overall garden area of 100m². It was noted at the time of the

original approval for the dwelling that the amenity space generally failed to comply with these standards but was considered acceptable. The proposed conservatory will reduce the size of the side garden by 7.88m² to approximately 89m². The depth of the side garden between the dwelling and the southern boundary will be reduced to 5 metres.

The conservatory is located at the back corner of the dwelling so that the available open garden space in this area is maximised. Although the side garden size and depth is further lessened by the conservatory, the other open garden space on the site around the dwelling will ensure that the property retains an adequate amount of amenity space. As the conservatory is relatively small in scale and set back as far as possible from the road, it is not considered to result in a cramped appearance on the site.

Tree Preservation Order
There are three sycamore trees along the road boundary of the site subject to a tree preservation order. These were considered to form an attractive landscape feature making a positive contribution to the character and appearance of the townscape when the application for the dwelling was considered. The proposed conservatory will be located adjacent to the rear most part of the side elevation and will not encroach any closer to the trees than the existing dwelling. It is therefore not considered this separation will cause any adverse impact to the trees.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei

Case Officer: .....

Date: 1/02/07

1/2