expires 17.12.08

Development Control – Delegated Officer Report

Application Number: ADC/0511/08 Recommendation - Approve

Site: 269 Old Shoreham Road Southwick Brighton West Sussex

Proposal: Rear conservatory

The Application

The application property is the western half of a pair of semi-detached houses located on the northern side of the A270, within the built-up area of Southwick.

The application is for a rear conservatory which attached to the existing rear extension, which has a stepped depth. The conservatory would be 6.7m in width at the maximum point, and 2.6m in depth with a part-curved southern elevation.
It would have a mono-pitch roof with a maximum height of 2.6m. The conservatory would be sited 0.6m from the southern boundary, which is made up by a 1.0m wall with 0.5m of trellis above.

The house has been extensively developed in the recent past and no longer has a similar appearance to the attached hipped-roof house, the roof having been converted from a hip to a gable and large rear dormer added, all under 'permitted development rights' in 2006.

Permission for a first-floor side extension (above the attached garage) and single-storey rear/side extension (ADC/0486/06) were refused and later dismissed at appeal. The single-storey rear/side extension was later approved under ADC/0109/07. A further proposal for a two-storey side extension and conversion of the building into two flats (ADC/0457/07) was also refused. A small infill side extension was approved under ADC/0727/07. Permission for a two-storey side extension (including the demolition of the attached garage) was refused in September 2008 and is currently subject of an appeal.

Consultations and Representations

Adur District Council: The Environmental Health Officer and the Building Control Officer have no objections to the proposals.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual amenity
The proposed conservatory would not appear unduly out of keeping in appearance for the dwelling or for the surrounding area. The proposal would be built on a dwarf wall which would match in materials those of the existing on to which would attach, and it would not be visible from the street. It is therefore considered to be acceptable in design terms..

Residential amenity
The neighbour's property has been extended to the rear to the same depth (3m) as the application property. The proposed conservatory would be within 1m of the boundary with its attached neighbour, however due to the design it will curve away from the boundary by 3.2m. The boundary is as stated made up of a low boundary wall with trellis above, and on the application side a large shrub. There is some openness at first 1.5m of the boundary which would allow for some overlooking but it is felt that an obscure glazing condition would prevent this from happening. The conservatory would be sited 5.4m from the west side 2.0m boundary fence

The attached property (No.271)is located to the east where the proposed conservatory would have no real impact on the amount of light available and would not overshadow the rear rooms to any significant level.

The main concern is that the conservatory would sit over an exterior bedroom window on the north of the existing rear extension. Neither the Environmental Heath department or Building Control have raised concerns regarding ventilation of the bedroom or the functionality of the space with regards to fire escapes.

The conservatory would have an effect on the outlook from the bedroom, however due to the proposed structure being mainly of clear glazing the garden would still be visible beyond. Natural light would still enter the

bedroom through the glazing and polycarbonate roof of the conservatory and the room would therefore not appear dark.

The dwelling does have a different arrangement of rooms from the standard house layout, with bedrooms on the ground, first floors and within the roof. It is considered that any future occupiers would be likely to change the arrangement so that the existing bedroom to the rear would be a lounge or study.

It is considered that, on balance, the effect on the outlook from the existing rear bedroom would not be so bad as to warrant refusal of the conservatory in this case.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C18C3 – amended.
   The glazing in the curved east elevation of the conservatory shall at all times...etc

3. C12Eii – amended
   The materials and finishes of the external base wall hereby permitted shall, prior to commencement of use of the conservatory, be...etc

Case Officer: [signature]
Date: 01-12-08 PB 1/12/08