Expiry Date - 10/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0129/10 **Recommendation – Permit Application**

Site: **58 Crown Road Shoreham-by-Sea West Sussex BN43 6GE**

Proposal: **Rear conservatory**

The Application

The application property is the southern half of a pair of semi-detached, hipped roof bungalows located on the eastern side of the road.

The proposals are for a rear conservatory which would be 3.1m in depth, by 5m in width, by 3.7m in height. The conservatory would be built on a 0.5m high brick plinth, which would increase in height to 1.1m on the northern elevation. The conservatory would have a pitched roof which would tie into a tiled ridged roof, connecting to the main roof structure. The proposals would replace an existing lean-to style conservatory.

The attached bungalow to the north, has a flat roofed rear extension 3m in depth, adjacent to the boundary with the site, and a large rear/front dormer window serving an upstairs bedroom.

Consultations and Representations

Third Parties: No objections received.

Relevant Planning Policies and Guidance

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

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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

Visual amenity
The proposed conservatory would have a matching brick built plinth and, a projecting tiled ridge roof which would enable the conservatory to tie into the existing roof structure. The proposals would not be visible from the street to the front, and thus it is considered that the design would not be detrimental to the appearance of the street or to the original bungalow.

Residential amenity
The proposed conservatory would abut the boundary with the attached bungalow (No.60), adjacent to where they have their own rear extension. The proposed conservatory and the neighbours' extension would project the same distance and it is therefore considered that the conservatory would not result in loss of light, outlook or have an overbearing effect.

Whilst the proposals would lead to a reduction in the length of the rear garden to 9m, it is considered that this would be no less than the attached property and properties to the east in Hammy Way which also have been extended. It is therefore considered that the conservatory would not lead to a loss of privacy to the properties to the east in Hammy Way.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Eii – amended
   ...of the base plinth wall and tiled roof section of the conservatory and alterations hereby...etc
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan; 1:500 block plan; 099-66336 date stamped received 15 April 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: Carlos Hone Date: 17.05.10 [redacted] 17/5