expires 1/6

Development Control – Delegated Officer Report

Application Number: ADC/0128/09 **Recommendation - Application Permitted**

Site: **234 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Rear conservatory (retrospective)**

The Application

The application property lies on the western side of Harbour Way within a row of similar dwellings with asymmetrical roofs. Retrospective permission is sought to replace a conservatory at the rear with a larger L-shaped conservatory.

The new conservatory measures 6m deep at its deepest point, 3m deep at its shallowest point, 7.5m wide and 3.5m high with a pitched glazed roof containing decorative crestings along the ridge. It is of brick construction with a solid brick wall on its southern side containing high level windows.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 '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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The conservatory is a large addition to the building, with the 6m projection at its southern end being much deeper than would usually be considered acceptable. However, the line of dwellings which include the site is staggered and those immediately to the south have been previously extended over two storeys. Consequently, the depth of the extension does not appear unduly out of character when seen in context with the adjacent dwellings to the south. The garden of No.234 is also in excess of 25m deep and the extension does not appear cramped as a result.

Residential amenity

To the north, the conservatory sits off the boundary with No.232 by approximately 2.5m. At its northern end it is only 3m deep and does not cause any loss of light or outlook to the adjoining occupiers. To the south, No.236 has been extended over two storeys and the conservatory projects as far as the adjacent extended dwelling. No.236 also has a conservatory which projects from the rear of the two storey extension. There is therefore no loss of light or outlook to No.236.

The provision of high level windows along the southern elevation prevents any overlooking of No.236. To the north, the deep projection facing towards No.232 is some 6.5m from the boundary and is not considered to cause any loss of privacy.

Recommendation

APPROVE for reason that :-

1PPi (amended) Delete reference to WSSP

No conditions

Case Officer. [redacted] Date. 11/5/09 [redacted]