Expiry Date - 14/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0335/12 **Recommendation – APPROVE**

Site: **20 Hawkins Road Shoreham-By-Sea West Sussex BN43 6TJ**

Proposal: **Conservatory at rear to replace existing conservatory**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Shoreham-by-Sea a semi detached chalet bungalow with a detached pitched roof garage set back to the side and an existing single storey rear conservatory. Permission is sought to demolish the existing conservatory and to erect a conservatory extension to the rear. The extension will be the full width of the house, 7 metres wide, 3.5 metres deep and with a maximum height of 2.9 metres. The extension is to abut the side of the existing garage.

Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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.'
National Planning Policy Framework – CLG March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things 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 street scene generally.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The conservatory is at the rear of the chalet bungalow and is therefore not visible within the street scene. It is in keeping in scale with the existing building and will not be overly dominant.

Residential amenity

The main properties to be affected by the proposed extension are no. 18 Hawkins Road attached to the east and no. 22 Hawkins Road the neighbouring semi to the west. No. 18 attached has an existing extension also 3.5 metres in depth.

The proposed conservatory will partly abut the garage building and will therefore be screened to some extent from no. 22 to the west.

The proposed conservatory will therefore have no adverse impact on the residential amenities of the occupiers of the adjacent dwellings with regards to loss of light, privacy or overbearing impact.

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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Standard time limit 3 years
2. Materials to match existing.
3. The development shall be carried out in accordance with the following approved plans: -

03/12/Pullen 1 of 3 - received 19th March 2012
03/12/Pullen 2 of 3 – received 19th March 2012
03/12/Pullen 3 of 3 – received 19th March 2012

Expiry Date - 14/05/2012

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 12th April 2012

Authorised and signed by: [redacted] Date: 12/4/12