Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0964/16 **Recommendation – Approve**

Site: **30 Summersdeane**
Southwick

Proposal: **Conservatory to rear (east) elevation.**

Date of site visit: 28.07.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Semi-detached house in corner of close. The houses all appear to have an existing flat-roofed ground floor projection to the rear elevations. It is proposed to add a conservatory to infill nearly up to the boundary with No.32. It would be 5m in depth and, 4.5m wide and 3.36m high to ridge.

No.32 to the north just has the flat-roofed projection and there is a 2m high fence on the boundary between the two houses. The applicant states that the rear ground floor windows (which would be left in recess) to No.32 are to the kitchen.

Relevant site history

None

Consultations

Southern Water: Comments received re connection to public sewer.

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The conservatory would be to the south but set in (by about 0.4m) from the adjoining boundary with No.32. It would be 5m in depth and would leave the kitchen windows to No.32 in recess. Whilst the north side brick wall would only be approximately fence height and above that would be fixed shut glazing and a glazed roof, this is considered excessive and would have an adverse overbearing effect on the residential amenity of No.32.

The agent agreed to amend as requested and amended plans have been received. These show that the overall depth of the proposal has been reduced from 5m to 4m and the corner has been removed so that the depth on the boundary with No.32 is now only 3m. In addition, the roof design has been altered so that it now slopes further away from the boundary. This is therefore considered acceptable in terms of neighbouring residential amenity grounds.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 18th August 2016

Authorised by: Gary Peck Date: 18 August 2016