expires · 17·12·09

Development Control – Delegated Officer Report

Application Number: ADC/0410/09 Recommendation - Approve

Site: 14 Wessex Walk Shoreham-by-Sea West Sussex BN43 5FZ

Proposal: Rear conservatory

The Application

The application relates to an end-of-terrace house located at the east side of a block of four, on the south side of Wessex Walk, which itself is an open-plan part of the Buckingham Farm Estate.

The proposals are for a rear conservatory adjacent to the boundary with the attached house (No.15). The conservatory would be constructed with a high level brick wall to the west with the rest of the structure being uPVC and glazing. As originally submitted the conservatory would have been 3m wide, by 4m deep, by 3m in height.

After concerns were raised regarding the depth of the conservatory the applicants agent has submitted new plans showing a reduction in depth at the boundary by 0.5m to 3.5m in total. A wall angled away from the boundary at 45 degrees has been put into the design, and the length still remains a maximum of 4m.

Attached to the west is No.15 a mid-terraced house with no extensions or alterations at the rear. It has patio doors directly to the west of the boundary, and is separated by a 2m high panelled fence.

Consultations and Representations

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

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.

Visual amenity
Visually the proposed conservatory would be similar in design to others within the vicinity. It is not considered to be out of scale or overbearing for the dwelling, and the design is considered to be acceptable in terms of its appearance.

Residential amenity
The above Development Control Standard states that single-storey extensions which are within a metre of the common boundary with an attached property should be no more than 3.5m in length. This is to protect the outlook from the rear windows of the attached property.

In this instance the applicant's agent has amended the scheme so that they would not be more than 3.5m at the boundary. The angled wall would mean that the length of the conservatory as a whole would be 0.5m longer than usually permitted, although now sited 0.5m away from the boundary.

It is considered that the amended scheme would now comply with the purpose of the Development Control Standard and that there would not be a detrimental effect on the outlook from the rear of No.15.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Ai (23.11.09 AH7 of the ADLP)
3. C12Eii – amended
   The materials and finishes of the external brick walls of the conservatory hereby permitted shall....etc
4. C18C3 – amended
   The high-level windows in the west side elevation of the conservatory shall at all times...etc

Case Officer [redacted]
Date: 24.11.09 [redacted] 24/11/09