Expiry Date - 23/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0421/10 **Recommendation – Permit Application**

Site: **3 Millcroft Gardens Southwick Brighton West Sussex**

Proposal: **Replacement enlarged full width conservatory to rear**

The Application

The application relates to a detached hip roofed bungalow on the south side of the cul-de-sac, Millcroft Gardens. It has a single storey rear extension constructed in 1995 and a conservatory which has been subsequently built onto the extension. It is proposed to remove the existing conservatory and to construct a larger UPVC conservatory across the full width of the dwelling, measuring 7.6m wide, 3.1m high with a lean-to roof and 3m deep. The total depth from the rear wall of the original house will be 8m.

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 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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

The extension is at the rear of the bungalow and will not be visible from the road. The depth of extensions at the dwelling is in excess of the Council's DC Standard of 3.5m but the rear garden is large and 23m distance remains to the southern boundary. The proposal is not therefore an overdevelopment of the plot.

Residential amenity.

The combined depth of the extensions at 8m is considerably larger than would normally be allowed. However, the development will replace the existing conservatory and will be to the same depth as the detached garage in the adjacent garden at 1 Millcroft Gardens to the west. To the east, No. 5 is angled away from the application site and is also separated from the proposal by garages at Nos 3 and 5. No loss of residential amenity will therefore occur as a result of this proposal.

Recommendation

APPROVE for reason that:-

1PPi

1. C1Ci.
2. C12Ei
3. This permission relates to the following approved plans:
   1:1250 Scale Location Plan, Conservatory Plans date stamped received 28 October 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 7 December 2010