Development Control – Delegated Officer Report

Application expiry:11.01.07

Application Number: ADC/0440/06 Recommendation - Permit

Site: 2 Cromleigh Way Southwick West Sussex BN42 4WG

Proposal: Conservatory on west side

The Application

The application property is the west half of a pair of semi-detached chalet bungalows on the south-east side of the junction between Cromleigh Way and Overhill. The property is sited on ground which slopes from north to south and consequently the road level adjacent to the property in Cromleigh Way is approximately 1.8 m higher that at the rear of the property.

The proposal is for a conservatory on the west side.

Consultations and Representations

Third Parties

There has been no third party representation on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix ii ' Supplementary Planning Guidance' comprising::- Dev Control Standard No. 3 'Extensions & Alterations to Dwellings'.

Planning Assessment

The main concerns are the effect on the visual and residential amenity of the area.

The proposed conservatory would be 3.7m in width, by 2.8m in depth and 3.3m in height and would be sited toward the north of the west elevation and 2.0m from the boundary with Overhill. It is considered to be modest in size and would not over dominate the original dwelling.

The property is bounded by a low brick wall with a 2.0m high coniferous hedge behind, which would screen the conservatory from view from the street.

The proposal is in keeping with the design of the original house and it would not have an adverse effect on the visual amenity of the surrounding area. It would not affect the amount of light, privacy or outlook of the adjacent dwellings.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci.
2. C12Eii – amended.
   The materials and finishes of the base wall of the conservatory and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [redacted]
Date: 02.01.07 [redacted] 2/1