Development Management - Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0781/11

Site: **152 Harbour Way Shoreham-by-Sea West Sussex BN43 5HJ**

Proposal: **Conservatory on rear elevation**

Date of site visit: 24.10.11

Neighbours checked: Y

Proposal
The application relates to a terraced house in a row of 8 dwellings which hold a staggered building line, on the south side of the road, within the built-up area of Shoreham Beach. The two-storey house is of mock Georgian design and is in the middle of the terrace, with the attached neighbour to the west, No.150, being closer to the road by 1.3m, and to the east No.154 being 1.3m further from it.

Permission is sought for a rear conservatory that would be located 0.15m from the east side boundary, and 2.99m from the western boundary. It would be 3m wide, by 4m deep, by 3.2m to the apex of the pitched glass roof. The main framework would be glazed uPVC, and the base walls would be in brick.

To the west No.150 has been extended with a rear conservatory on the east side adjacent to the boundary with the site, it projects 1.2m in front of the rear of the application house. To the east No.154 also has a rear conservatory on the east side projecting some 3m from the rear elevation. The site is bounded by fences 1.6m in height.

Consultations and Representations

Third Parties: There have been no objections to the proposals.

Relevant Planning Policies
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’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
The proposed conservatory would be screened from views from the street, and would be similar in design to others in close proximity. It is therefore

considered that it would not detract from the appearance of the dwelling, or from the streetscene as a whole.

Residential amenity
The conservatory would be within 1m of the boundary with the attached neighbour to the east (No.154) however they are set further from the road than the site dwelling, resulting in a 1.3m overlap at the rear. The proposed conservatory would only therefore result in a 2.7m projection past the neighbouring dwelling. It is therefore considered that the proposals comply with the DC Standard No.3 which requires no extension within 1m of the boundary of an attached dwelling to be more than 3.5m in length.

The distance between the proposed west side of the conservatory and the neighbours garden (No.150) would provide adequate separation to prevent overlooking, given the 1.6m high boundary treatment and screening provided by their own conservatory. The eastern side of the conservatory will be brick built and will not result in any loss of privacy.

Recommendation

APPROVE for the reason that:

The proposed conservatory 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 saved policies of the Adur district Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit
2. No windows or other openings to be made in the eastern wall of the conservatory
3. Materials to match existing
4. Permission relates to the following:-
   Title: 1:1250 Site Location Plan. Date Received: 15.10.11
   Title: 1:500 Block Plan. Date Received: 15.10.11
   Title: 1:100 Detailed Plan. Date received: 15.10.11
   Title: Conservatory Specification drawing. Date Received: 15.10.11

Is recommendation contrary to letter(s) of representation? N

Case Officer: Carlos Hone Date: 30.11.11

Authorised by: Jo Morin Date: 1.12.11