Expires 9/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0271/07 **Recommendation – Permit Application**

Site: **44 John Street Shoreham-by-Sea West Sussex BN43 5DN**

Proposal: **Rear conservatory**

The Application

The application site is a detached bungalow located on the corner of John Street and North Street, Shoreham. The property features a rear garage with tall 2.2 metre high flint walls along its north boundary.
The proposal is to add a small conservatory to the northern section of the rear/east elevation. This conservatory will be 4.1 metres deep and 2.3 metres wide with a height of 2.9 metres to the ridge of its pitched roof.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

ADCAG raise No Objection.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

There are no planning concerns with this proposal.

The conservatory will be located a minimum of 5.7 metres from the boundary with No.42 and offers no overlooking concerns. To the north the bulk of the conservatory will be out of sight behind the tall flint walling with only a section of the pitched roof visible. It therefore accords with Local Plan policies, the Councils Development Control Standard, and does not impact on the nature of the Conservation Area.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:..... CJ 26.6.07

Date: 18/6/07.