Expires 16/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0273/08 **Recommendation – Permit Application**

Site: **159 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HP**

Proposal: **Replacement enlarged rear conservatory**

The Application

The application site is the southern half of a pair of semi-detached bungalows located on the eastern side of Greenways Crescent, Shoreham. The property has front and rear dormers in an enlarged part hipped roof, a small wooden rear conservatory, and a shared access with No.161 leading to a rear garage/car port. The surrounding bungalows are of a similar make-up and sit on sloping land such that the applicant's property sits above No.161 by approximately 1 metre.
Permission is sought to remove the rear conservatory and replace it with a larger Victorian style conservatory 5.6 metres in width and 3.3 metres in depth. It will sit on a brick dwarf wall with rear and south facing windows and doors.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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
The conservatory will be sited at the rear of the property and out of site from the street. It will be glazed on the rear and southern sides with dwarf brick walls and a hipped roof.

Residential Amenity
The conservatory will be 3.3 metres in depth close to the boundary with the adjoining bungalow. This bungalow has a large rear extension itself over 6 metres in depth and will not be impacted by this proposal. A large vegetated garden sits to the rear.
To the south, No.161 sits on lower ground such that much of the proposed southern elevation will sit above the 1.8 metre boundary fencing and look directly towards their rear garden and conservatory. In order to reduce this impact it is necessary to condition the southern glazing to be obscured as per the existing conservatory. This proposal will thus correspond fully with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Ci 'The windows in the southern side elevation of the conservatory shall.....'

Case Officer:.....

Date: 25/6/08

PB 26/6/08