Expiry Date - 26/12/2013

Development Control – Delegated Officer Report

Application Number: AWDM/1375/13 Recommendation – APPROVE

Site: 8 Thyme Close Shoreham-By-Sea West Sussex BN43 6JJ

Proposal: Replacement side conservatory on south elevation.

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a modern semi-detached house occupying a spacious plot on the north side of Upper Shoreham Road. It has previously been enlarged by a small single-storey rear addition and a conservatory on the southern elevation. A detached garage is situated on the immediate north side of the southern boundary wall of the plot. Permission is sought for a replacement conservatory again attached to the side of the house. It would be 3.2m wide and 3.25m x 3.2m high with a hipped roof. The current conservatory is 2.4m wide but of similar height and width, albeit of a curved footprint. The proposed conservatory would have walling to 700mm.

RELEVANT PLANNING HISTORY

SU/445/78/TP/10387 Proposed Two Storey Extension to South Elevation. Permitted but not constructed.

RELEVANT PLANNING POLICIES

Saved Adur District Local Plan policies: AG1, AH7Development Control Standard No.3 'Extensions and Alterations to Dwellings'

CONSULTATION RESPONSES: None

REPRESENTATIONS: None

PLANNING ASSESSMENT:

The proposal comprises up-grading of the existing housing stock located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, and the design of the conservatory and effect on the character and appearance of the surrounding area.

Impact on the living conditions of neighbouring occupiers

There are no adjoining properties south of the application site dwelling and the nearest properties with a common boundary being at nos. 2 and 4 Tarragon Way to the west are set at a distance of 22m from the nearest part of the proposed conservatory. Having regard to the modest increase in footprint of the proposed conservatory beyond that of the current similar addition, together with its mainly-glazed construction and dense intervening boundary vegetation it is considered the proposal would lead to no material loss of light, privacy or outlook from the point of view of their occupiers' living conditions.

Design and the effect on the character and appearance of the surrounding area

The conservatory would be sufficiently well-related visually to the character and appearance of the host dwelling and being modest in size would not appear unduly obtrusive set against the visual effect of the current such addition, This view is reached in full regard to the relatively prominent public views to the house from the busy highway to the south albeit the garage has a limiting effect on views from due south, and it is considered that overall, refusal on grounds of poor design would be hard to substantiate.

RECOMMENDATION

APPROVE for the reason:-

The proposed development would not materially detract from the local environment and subject to the conditions of this planning permission 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 (AH7, AG1).

SUBJECT TO:-

1. Standard time limit (3 yrs)
2. Approved drawings
3. Walls of matching materials

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No

Case Officer Sign Lawrence Simmons Date: 3/12/13

Authorising Officer Sign Jo Morin Date: 3 Dec 2013