expires 01.09.09

Development Control – Delegated Officer Report

Application Number: ADC/0020/09 Recommendation - Permit

Site: 8 The Finches Shoreham-by-Sea West Sussex BN43 5UX

Proposal: Rear conservatory (retrospective)

The Application

The application property is the southern half of a pair of semi-detached houses located on the west side of the road. The Finches is a development of 42 houses built in the 1990's which have all had their 'Permitted Development' rights removed as a result of condition 13 of planning permission SU/95/92/TP which reads: *Notwithstanding the provisions of the Town and Country Planning General Development order 1988 as amended (or any Order revoking and re-enacting that Order), the proposed dwellings shall not be extended or altered externally in any way or any incidental buildings (exceeding 10 cubic metres in volume) erected within their curtilages unless permission is granted buy the Local Planning Authority on an application in that behalf.*

Retrospective permission is sought for a partially erected rear conservatory, 4.4m wide, by 2m in depth, by 2.3m in height.

The applicant states that the conservatory which is unfinished in parts will be fully clad in white uPVC with fascias and guttering surrounding. No details have been supplied of how the exterior will be finished.

Attached to the north is No.7 a similar property with no rear extensions. 25m to the west is Roslyn Court a three storey block of flats, and to the south No's 9 & 10 a pair of semi-detached houses sited further to the road and at an angle from the application dwelling.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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 is to the rear of the dwelling unseen from the road, it extends the majority of the width of the house with access to it being from the existing kitchen. The rear garden is of adequate size for the modest size of the conservatory and ensures that the structure does not feel cramped or out of scale.

Visually the appearance of the conservatory is untidy currently, however this is due to it being unfinished. The applicant proposes to fully clad the northern elevation of the conservatory in a manner similar to the finished parts of the rest of the structure, where all the wooden structural elements will be clad in white uPVC. It is not considered that the appearance of the conservatory when finished will be unsympathetic or out of keeping.

Residential amenity
As stated the conservatory is relatively modest in depth and height. It projects from the rear of the building by only 2m and it is inset from the boundary with the attached neighbour by 0.5m. As a result it is not considered that the conservatory would result in their being a loss of privacy, outlook or natural sunlight to the attached dwelling to the north (No.7)

Recommendation

APPROVE for reason that :-

1PPi

1. Within one month from the date of this approval, the conservatory hereby granted permission shall be fully finished with uPVC cladding, fascias and guttering to match the materials used on existing structure.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP.*
2. C18Eiv – amended
   ....shall be formed in the north wall of the conservatory....

Case Officer: [redacted]
Date: 29.07.09

PB 30/7/09