Expiry Date – 28/2/13

Development Control – Delegated Officer Report

Application Number: AWDM/1488/12 Recommendation – APPROVE

Site: 8 Burnside Crescent, Sompting

Proposal: **Single storey conservatory extension to rear.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Burnside Crescent. The property has a 4 metres deep single storey flat roofed brick extension at the rear and has been extended at roof level. It also has a detached garage beyond the depth of the existing addition on its southern boundary.

Permission is sought to erect a conservatory extension off the existing rear addition measuring 2.78 metres in depth, 4.725 metres in width and with a mono pitched roof with a ridge height of 2.722 metres.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Relevant Planning History

ADC/0481/06 – Rooms in roof (with part hipped side gable and rear dormer) and single storey rear extension. Granted 1.2.07.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Sompting Parish Council: supports the application.

Representations

One objection from No. 6 summarised as follows:

1. The proposed conservatory will obstruct light into No.6's conservatory and rear living room;
2. The proposed conservatory will overlook No. 6's conservatory and garden;
3. As the bungalow is already extended a further extension, given the size of garden, will represent an overdevelopment of the site;

4. The fanlight windows in the proposed flank adjoining No. 6 will result in noise, disturbance and smells affecting No.6;
5. The ornamental bush inside the application would not survive. It would be replaced with a very ordinary basic conservatory with little architectural merit.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
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.
South East Plan (GOSE 2009): BE1, CC1 and CC6.

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Residential amenity

Proposed extensions should not result in unacceptable overlooking, an unacceptable loss of natural light or an overbearing effect on neighbouring properties.

The revised proposal shows the north side elevation of the conservatory to be obscurely glazed with no openings in it. Use of the extension will therefore not result in overlooking to No. 6. The extension is set in off the shared boundary by 500mm in order to retain existing garden shrubbery inside the shared boundary including a camellia bush which extends above the height of the relatively low boundary fence, approximately 1.4 metres in height, and provides some screening and interest at present. The objector is keen to retain this bush and the applicant is keen to do so too. The revised drawing shows it to be retained. In any event, the neighbour retains the right to introduce screen fencing of up to 2 ms in height or plant their own hedge/shrub as they wish.

Setting the extension off the shared boundary by 500mm also ensures it will not be overbearing to the neighbour at No. 6. Outlook from the neighbour's conservatory at No. 6 to the north and west along the full length of their own garden is unaffected by this proposal. Their outlook to the south will now in part be the upper part of the proposed conservatory. This is not considered to be unacceptable.

The extension is due south of No. 6 and so some loss of light will occur. It is however, a lightweight structure and set off the boundary. No. 6 has a conservatory extension to the same depth of the existing rear addition at No. 8. In effect therefore this proposal falls to be judged as if it is the first extension off the original rear wall. At 2.7 metres depth this is well within the maximum 3.5 metre depth for single storey extensions identified in Adur's Development Control Standard No. 3. As a consequence it is not considered that an unacceptable loss of light will occur.

No. 10, to the south has a detached garage at its rear on the shared boundary. No. 8 has a garage in a similar position but set deeper into the site. The conservatory extension will run in parallel with the flank wall of the garage. There will be no harm to occupiers at No. 10.

Visual amenity

Policy AH7 of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. Conservatory extensions by definition are different in appearance but are an acceptable domestic addition particularly to rear elevations.

Density, character and appearance

DC Standard No. 3 states that the proportion of garden area taken up by a proposal should not be excessive having regard to the character of the area. A garden with a minimum depth of 11 metres should remain. The objector is of the view that a second rear addition is out of character and represents an overdevelopment of the plot.

Between 9 and 10 metres of garden depth will remain after this addition is added which is below the minimum standard. However, more than 90 square metres of rear garden space will remain overall. This amount of garden space exceeds the garden space standard for new 3 bedroom dwellings of 85 sqm identified in DC standard No. 2. It is not considered therefore that a refusal on this basis would be sustainable.

Trees - No trees will be affected by this proposal. An existing camellia bush is shown to be retained.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the light, outlook or privacy of neighbouring properties and nor would it be unacceptably overbearing. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 Space Around New Dwellings and Flats and No.3 'Extensions and Alterations to Dwellings and South East Plan policies (CC1, CC6 and BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Revised Plans
3. External materials for dwarf walls to match existing
4. North side wall flank to be installed in obscured and fixed glazing and retained as in perpetuity. .

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? Y

Case Officer signed: MOK Date: 28/2/13

Authorised and signed by: PD Date: 28.2.13