~~PC 12/10~~
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Application No.: ADC/0573/07 Recommendation – Permit Application

Site: 28 Mansell Road, Shoreham-by-Sea, West Sussex

Proposal: Rear Conservatory

The Application

The application site contains a double storey mid-terrace dwelling with brick walls and rooms within a clay tile hip fronted roof, located on the eastern side of Mansell Road, Shoreham-by-Sea.

The dwelling was originally constructed in 1953 as one of two terrace dwellings attached to ground floor shops with a flat above. Subsequent installation of rooms in the roof with rear dormers appear to have been performed under Permitted Development Rights.

The applicant now proposes erection of a rear conservatory measuring 2.65m in depth by 6.5m in width (total floor area of 17.2m^2), with a slightly raked roof measuring 2.6m at its highest point.

Mansell Road is characterised by double storey terrace development similar in terms of scale, bulk and external appearance to the subject dwelling. A number of the dwellings in the area have rear conservatories or extensions similar to that being proposed for No.28.

Consultations and Representations

Third Parties: No representations have been received with respect to the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

The design of the proposed structure is similar to that which have been erected at No.'s 22, 24 & 47 Mansell Road. As a result the proposal is not considered to be out of keeping with the character of existing development in the area.

Furthermore, the proposed use of matching building materials will ensure that the extension also remains in keeping with the character of the existing building.

Residential Amenity – Privacy & Daylighting

The single storey nature of the development, the existence of tall side fencing and the use of minimal and highly positioned windows on the side elevations of the conservatory ensure that no adverse impact will be experienced by adjoining neighbours in terms of privacy or overshadowing.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D Reynolds Date: 18/10/07