~~D.C~~ -
~~14/6/08~~ -
Expiry
18/7/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0285/08** **Recommendation – Permit Application**

**Site:** **7 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

**Proposal:** **Rear conservatory**

## The Application

The site is located within the built up area of Shoreham a detached chalet bungalows with dormers to the front and rear. The street comprises of a mixture of houses and bungalows of various styles. There is a driveway and garden to the front of the bungalow. Permission is sought to add a pitched roof conservatory to the rear of the bungalow, 3.6 metres in depth, 4.5 metres wide with a maximum height of 3.1 metres.

## Consultations and Representations

***Third Parties:*** - No third party representations have been received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

## Planning Assessment

### *Policies*

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1.) Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

### *Residential Amenity*

The main property to be affected is no. 9 Parkside to the north of the site. There are two side ground floor windows and a door which serve a kitchen which currently over look the rear of no. 7, although the property is at a higher level the conservatory to some extent will block the light from these windows.

However the impact is not considered to be such to warrant a refusal as the roof of the conservatory is glazed and therefore this will allow some light to pass through. The loss of view is not a planning consideration in this case.

***Visual Amenity***

The conservatory is sited to the rear of the property and is therefore not visible within the street scene. It is considered to be in keeping in design, size and scale with the existing dwelling.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 – amended The windows in the north.....of the conservatory shall at all times be.....

Case Officer.....Date.....19/6/08

PB 19/6/08