expires 10.07.07

Development Control – Delegated Officer Report

Application Number: ADC/0288/07 **Recommendation - Permit**

Site: **44 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

Proposal: **Rear conservatory**

The Application

The application property is a detached hip roof bungalow on the north side of Adur Avenue. The site slopes up towards the north and down slightly to the west. On either side of the application site is another similar styled detached bungalow.

The proposal is for a rear conservatory, 7.9m wide by 2.86m deep, by 3.5m in height to the ridge of the roof.

The property has been previously extended with a flat-roof rear extension approved under SU/162/90/TP.

Consultations and Representations

Third Parties

There has been one letter of representation from the occupier of No.42 Adur Avenue who has no objections whatsoever to the conservatory.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The application property is set on level ground, whilst the site slopes around it, resulting in the garden being on higher ground. There is a rear patio area at the rear of the property currently partially occupied by a glazed lean-to, which is on lower ground to that of the garden and driveway to the east. The patio is angled in shape on the eastern side so as to allow for access to the detached garage.

The proposed conservatory would take up the whole of this sunken patio area and as such would also be angled in shape on the eastern side. The conservatory itself would be unseen from the street and adjacent properties would be well screened from it. The design of the proposed structure would not have an adverse effect on the visual amenity of the locality.

The low siting of the conservatory would mean that the 1.6m high boundary fencing would retain the privacy of the rear clear glazed conservatory at the rear of No. 42 to the east and to the rear of the property to the west (No.46).

A garden length of 22m is retained which is above the Council's standard minimum as stated in the above Dev. Control Standard.

The proposed conservatory would not have an adverse effect on the outlook, privacy or amount of light available to the adjacent properties.

Recommendation

APPROVE for reason that :-

1PPi.

1. C1Ci.
2. C12Eii – amended.
   The materials and finishes of the external walls of the conservatory and alterations hereby permitted shall, prior to the commencement of use of the extension, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 03.07.07

[signature] 4.7.07