Development Management - Delegated Officer Report

Application Number: AWDM/1650/17 Recommendation – APPROVE

Site: 193 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Conservatory to rear

Date of site visit: 18th December 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site forms part of the recent Southlands development and is located to the north of the development adjacent to Upper Shoreham Road. A semi detached, there storey town house. The ground level drops significantly to the rear with a terrace directly to the rear of the dwelling and the attached dwelling. Steps lead down to a lawn beyond.

Consent is sought for a rear conservatory on the site of the existing terrace. Windows are proposed to the rear with an opening to the eastern side with access onto the terrace and steps. A pitched roof is proposed fully glazed in uPVC. The conservatory is 2.2 metres deep and 4.5 metres wide.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory is to the rear of the property, it is not visible from Upper Shoreham Road to the front of the site however due to its elevated position is would be visible from the rear. Due to its modest scale and the larger scale developments directly to the rear of the site it is not considered that this proposal will have any adverse impact. It is subservient to the main dwelling in keeping in design and scale.

Residential amenity

Although the conservatory will be visible within the surrounding area the main property to be affected is the attached semi 193B. This dwelling matches the application site and has a matching raised terrace. There are fence panels between the properties which will be adjacent to the proposed conservatory. The conservatory will be slightly set in from the boundary. It is however considered that a condition is necessary to ensure that the glazing in the western elevation is obscure and non openable to ensure the amenities of the adjacent property are protected.

The depth of the extension is limited to 2.2 metres this is well below the Development Management Standard of 3.5 metres which can be supported on a property such as this. There will be no loss of light, privacy or overbearing impact in this case.

The Medical Centre is to the east of the site, there are side windows which overlook the site. The proposed conservatory will not result in any change to the relationship between the buildings, mutual overlooking already exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. West elevation to be obscurely glazed and fixed shut.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 18th December 2017

Authorised by: Peter Barnett Date: 18 December 2017