Development Management – Delegated Officer Report

Application Number: AWDM/1885/16 Recommendation – APPROVE

Site: 4 Wilmot Road, Shoreham-By-Sea, West Sussex

Proposal: Replacement conservatory to rear (south) elevation

Date of site visit: 16.01.17

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end of terrace two storey dwelling. The dwelling has been extended to the side and the roof space has been extended and converted. The dwelling occupies a large end plot with land to the front, rear and side. There is an existing flat roof conservatory to the rear adjacent to the boundary with no. 6 Wilmot Road the attached neighbour.

Permission is sought to remove the existing conservatory and replace it with a slightly larger structure of pitched roof design, 3.1 metres in height, 3.3 metres in depth, 3.9 metres wide. The conservatory is to be built up to the boundary, closer than the existing conservatory which is slightly set in.

Consultations: none

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan 2016 Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the dwelling, it will not be visible within the street scene. It is to replace a similar structure; it will be fully in scale with the existing building.

Residential Amenity

Due to the position of the dwelling within a relatively large plot and set away from dwellings to the north and west the main property to be affected is no. 6 the attached dwelling. The extension is to be built up to the boundary with this dwelling. A solid wall is proposed adjacent to the neighbour. A condition is attached to ensure that no openings are created within this elevation to protect the neighbour from overlooking.

The depth of the extension at 3.3 metres is deeper than the existing conservatory yet it is within the depth considered to be acceptable for an extension of this nature as stated in the Council's Development Control Standards. Up to 3.5 metres in depth adjacent to the boundary where a neighbouring dwelling is attached is considered to be acceptable and not result in loss of light or overbearing impact to an unacceptable degree. It should be noted here that there is a rear extension at no. 6 which appears to be set well away from the boundary and may form part of an original addition. It is considered that this is far enough away to not result in a tunnelling affect and reduce light from the adjacent windows at no. 6. Consideration is given here to the southerly aspect to the rear of the dwellings and also taking into account the impact of the existing structure. Therefore no significant adverse impact is noted.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. No openings on the eastern elevation
4. Approved plans

Informative

1. Proactive with no amendments

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

Case Officer: Hannah Barker Date: 30.01.2017

Authorised by: Jo Morin Date: 31.01.2017