expiry 27.03

Development Control – Delegated Officer Report

Application Number: ADC/0064/08 Recommendation - Permit

Site: 25 Crown Road Shoreham-by-Sea West Sussex BN43 6GB

Proposal: Rear conservatory

The Application

The application Property is the southern half of a pair of semi-detached bungalows on the west side of Crown Road, located opposite the junction with Nursery Close within the built-up area of Shoreham.

The proposal is for a rear conservatory 3m in length, by 3.6m in width by 3.1m in height to the ridge of the roof. The conservatory would be located 0.4m from the boundary with the attached property.

Consultations and Representations

Third Parties

There have been no objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

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. Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that rear extensions should allow the retention of garden area of at least 11 metres in depth, and when located within 1m of the boundary with an attached property single storey extensions should be no longer than 3.5m

Visual amenity
The proposed conservatory would be located at the rear of the property and would not be visible from within the street scene, however it would be visible from the rear gardens of the surrounding properties. The design itself is in keeping with other conservatories within the vicinity and given the modest scale of the proposals would not be out of character.

Residential amenity
The north side plain brick wall would project above the existing boundary fence by 0.4m but would not be particularly overbearing to the neighbouring property. Given that the structure would only be single-storey it would not have an effect on the amount of daylight available to No. 27.

The rear garden is bounded by a 1.8m high fence, and there is a detached garage to the south-west of where the proposed conservatory would go. The property to the south (No.23) is located 7.5m from where the conservatory would be and it is considered there is adequate screening in place to prevent any overlooking of the rear of the neighbouring site.

A garden length of 17.5 would be retained which would prevent there being a loss of privacy to the properties in Glebelands Close to the rear.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii – amended
   The materials and finishes of the north side wall of the conservatory hereby permitted shall, prior to commencement of use of the conservatory, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual...etc.*

Case Officer: [signature]
Date: 27.02.08

PB 28/2/08