Expires 3/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0069/07 **Recommendation – Permit Application**

Site: **St Nicholas House The Street Shoreham-by-Sea West Sussex**

Proposal: **Rear conservatory**

The Application

The application property is a detached house on the west side of The Street within the Old Shoreham Conservation Area. It is bounded to the north by the rear gardens of 50, 52 and 54 Lesser Foxholes, to the south by 'Rivington' (a similar detached dwelling) and to the rear by St Nicolas Church Cemetery. There is an existing 1969 south side and part rear single storey extension which is similar to extensions at 'Rivington' and 'The Toll House' to the south. The proposal is to add a conservatory to the rear elevation of this extension incorporating a rear external access and glazing on the northern and western elevations.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The plans indicate that the conservatory will be 2.5 metres deep and 4.1 metres wide (set in 0.6 metres from the southern boundary) with a glazed roof gently pitching away from the existing extension. Due to the open land to the rear and a 10 metre distance to the northern boundary the proposed windows will offer no overlooking issues or detriment to the rear outlook from the properties on Lesser Foxholes.
The main consideration to take into account is therefore the impact that this addition will have on the amenity of the neighbouring property, 'Rivington'. In order to construct the conservatory the proposed 0.6 metres from the southern boundary, large shrubs are to be removed leaving only a 1.5 metre fence (with additional trellising) separating the gardens. However, given the continued existence of this fence, a shielding tree on the neighbour's side of the border, and the low roof line of the conservatory, it is considered that the impact of this proposal on the amenities of 'Rivington' will be negligible.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

2. C18Eiv '.....south side wall.....' (no windows to be formed in the side wall of the extension without planning permission)

Case Officer:.....

Date:1/3/07.....

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