Development Control – Delegated Officer Report

Application Number: AWDM/0447/12 Recommendation – APPROVE

Site: 13 King George Road Shoreham-By-Sea West Sussex BN43 6YN

Proposal: Replacement rear conservatory

Neighbours Checked Y

Proposal, Site and Surroundings

The application property comprises a semi-detached house located on the north side of King George Road. It has previously been enlarged by a rear conservatory and an open-sided porch on the west side. A solid-built pitched-roof outbuilding, paired with the attached neighbour, straddles the common boundary and is sited approximately 1.5 metres from the rear of the conservatory.

Permission is sought for a larger rear conservatory (replacing the existing). It would be 6.7m wide – extending virtually the full width of the plot - and would be 3.5m deep, with a ridged and hipped roof 3m high. The north-east corner of the conservatory would be 'chamfered' so that the depth of the replacement conservatory adjacent to the boundary with No.15 would be no deeper than that existing (although the overall depth of the conservatory would be 0.9m deeper than that existing). The conservatory would extend westwards beyond the existing flank wall of the dwelling by 1.2m.

Relevant site history None

Consultations:

Adur and Worthing Councils: The Environmental Health Officer recommends a precautionary condition relating to possible contamination.

Representations None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed development which constitutes up-grading of the existing housing stock. The site is not identified as contaminated and an informative is considered satisfactory to inform the applicant of the potential risks.

Visual amenity

The proposed conservatory would be larger than the existing conservatory but nevertheless in keeping with the scale and proportions of the existing dwelling.

The existing house is accessed from a side entrance via a narrow gap which separates the pairs of houses. The proposed rear conservatory would project beyond the flank wall of the existing house, infilling the gap between the house and the site boundary. Glimpses of this part of the conservatory would be possible from the street, although for the most part it would be screened by the open-sided porch in front of it. In any event, it would not constitute an unduly prominent or unsightly structure by reason of its predominantly glazed construction.

Residential amenity

The attached house to the east has been enlarged by a white uPVC-clad, rear conservatory of the same depth as that existing at No.13. The outlook from this rear addition is affected by the bulk of the nearby outbuilding which is sited in close proximity (in the same way that the outbuilding affects No.13). The proposed conservatory has been designed to enable the retention of the outbuilding whilst safeguarding the outlook of the neighbour at No.15 by chamfering the corner.

There are no windows in the flank of the neighbour's extension. The submitted drawing shows fanlight windows above a solid wall within both side walls of the conservatory. This should be secured as a condition of planning permission to safeguard against overlooking resulting in a loss of privacy.

The conservatory would extend as far as the common boundary with No.11 but would not be overbearing or otherwise unneighbourly owing to its hipped roof design. It would be largely screened from view by the existing boundary hedge (within the curtilage of Nol11).

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings other than as approved in the east and west side walls of the conservatory.
4. Windows in east and west sides to be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
5. Permission relates to approved plans:
   Drawing Title: Site Location Plan Date Valid: 2 April 2012
   Drawing Title: Block Plan Date Valid: 2 April 2012
   Drawing No:9657-1a Date Received: 30 April 2012

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Morin Date: 8 May 2012

Authorised by: Peter Barnett Date: 9 May 2012