Expires 22/11/07

Development Control – Delegated Officer Report

Application Number: ADC/0597/07 **Recommendation – Permit Application**

Site: **155 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HP**

Proposal: **Rear conservatory (garage removed)**

The Application

The application site is a semi-detached bungalow located within a small cul-de-sac on the east side of Greenways Crescent, Shoreham. The property has a rear south side garage, dormer windows on all roof planes, and a large rear garden. It is bounded to the south by a similar semi-detached pair and to the north by the adjoining bungalow which sits on higher land. This property has recently added a large extension to the north side of its rear elevation under SU/90/02/TP.
This proposal seeks permission to add a conservatory off the rear elevation that will be 5.8 metres in width and 3.9 metres in depth with a pitched roof. It will sit close to the northern boundary with rear facing windows and doors only. The south side garage is to be demolished as part of the development.

Consultations and Representations

Third Parties

No.157 Greenways Crescent raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 '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 an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The conservatory as proposed will sit off the rear elevation and out of sight from the street. Given its depth (3.9 metres), and that of the neighbouring extension (4.5 Metres), it will potentially recess a rear bedroom window on the adjoining bungalow and conflict with the Council's DC Standard which requires extensions on the boundary of attached dwellings to be no more than 3.5 metres in depth. However it was noted from the site visit that the eaves height of the conservatory will be the same as a substantial 2.5 metre high fence that already separates the pair. It is thus not considered that the proposed depth of the conservatory will have any greater overbearing of recessing impact than is currently afforded by the fence.
To the south, the southern elevation will sit approximately 3 metres from the boundary at its nearest point and will be no greater in depth than the recently built rear extension of the neighbouring bungalow (No.157). As no openings are proposed in this elevation there will be no impact on neighbouring privacy. A condition should be attached though restricting the future installation of openings into the flank walls as a matter of precaution.
To the rear a large garden will remain with the nearest property over 65 metres away to the east.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv '... in the north ~~and~~ or south side walls of the conservatory...'

Case Officer:.....

Date: 31/10/07