Development Control – Delegated Officer Report

Application Number: AWDM/0820/12 **Recommendation – Approve**

Site: **26 Southview Road Southwick Brighton West Sussex**

Proposal: **Proposed rear conservatory**

Date of site visit: 9 July 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 2-storey, semi-detached, older style house with part two-storey/part single-storey rear outrigger. The dwelling has previously been enlarged by rooms in the roof.

Permission is sought for a rear conservatory attached to the single-storey element of the rear outrigger. It would be 4m deep x 3.5m wide with a hipped and pitched glazed roof having an overall height of 3m and an eaves height of 2.5m. The external wall finish would match the rendered exterior of the existing house. The submitted drawings show a large fixed window sub-divided into 3 vertical panes on the rear (east) elevation and French doors with 2 fixed side lights on the north side.

Relevant site history None relevant

Consultations

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

Representations None received

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

The proposal involves up-grading of the existing housing stock and can be supported in principle. The relevant considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

The proposed conservatory would be located at the rear of the property and would not be visible in public views from the street; the size and form would be in keeping with the domestic scale of the dwelling. A garden depth of 18m would be retained. The external finishes of the walls would match the existing dwelling and would be acceptable in appearance.

Residential amenity

The above Standard states that rear extensions on semi-detached or terraced dwellings which abut or are within 1 metre of a common side boundary with an attached dwelling should not normally be deeper than 3.5m.

In this instance, the conservatory would extend 4m beyond the rear wall of the adjoining property to the south, No.24, sub-divided into 2 flats. There is a window in the rear (east) elevation of the ground-floor flat serving a bathroom. The boundary on this side consists of a wall overgrown with ivy to a height over 2m. The overgrowth would need to be removed to accommodate the proposed conservatory. Although the depth of the conservatory exceeds the Council's Standards by 0.5m, it would be difficult to argue that the resulting effect on daylight to the neighbour's bathroom would be so severe as to warrant refusal, particularly as this room comprises non habitable accommodation. The conservatory would not result in overshadowing of the affected window in view of its orientation to the north.

Although the depth of the conservatory would have an enclosing effect on the outlook from the (non obscured) bathroom window, and the removal of the existing boundary vegetation would result in a more stark appearance, the impact would not be excessively overbearing bearing in mind the relatively low eaves height and refusal would not be justified given the non habitable use of this room. No objection has been received from this neighbour.

There would be a distance of approximately 2.5m between the north side of the conservatory and the north site boundary. The boundary on this side consists of a wall which varies in height, being higher (1.8m) towards the west and lowering in height (1.5m) eastwards into the rear garden. The French doors and windows on the north side of the conservatory would allow some overlooking of the neighbour's garden (No.28). However, there are currently windows in the north side of the existing outrigger and it is considered the effect on the neighbour's privacy from overlooking from the French doors would not be significantly more intensive than the existing situation.

With regard to contamination, the site has not been specifically identified as contaminated and an informative is considered satisfactory for the purpose of informing the applicant of the potential risks.

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 in south side wall of the conservatory
4. Permission relates to approved plans:
   Drawing No: 9732-1B Date Received: 24 July 2012
   Drawing: Site Location Plan Date Valid: 5 July 2012
   Drawing: Block Plan Date Valid: 5 July 2012

Informative: Precautionary contamination

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

Case Officer: Jo Morin Date: 21 August 2012

Authorised by: Gary Peck Date: 22 August 2012