expires
30-5-08

Development Control – Delegated Officer Report

Application Number: ADC/0085/08 **Recommendation - Permit**

Site: **88 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Rear conservatory**

The Application

The application property is a detached house located on the east side of Parkside within the built-up area of Shoreham. The application property has been extended previously under SU/33/91 with a part single-storey part two-storey extension at rear with rooms in the roof with north side dormer. As a result the house has a stepped rear elevation with the north side two-storey extension projecting past the single storey element on the south by 2.3m.

The proposal is for a rear conservatory 3.8m wide, by 4.2m deep, by 3.3m high to the apex of the roof. The proposed conservatory would be located within the stepped gap and project a further 2.4m past the two-storey extension. As amended it would follow the south side flank wall of the building.

Located to the south on lower ground level is No.86 a detached house which has been extended to the rear and north with a single-storey extension. A bedroom window is within 1.0m of the boundary wall which is 1.6m in height as seen from No.88.

Consultations and Representations

Third Parties: There has been no third party objections on the application.

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 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.

Visual amenity
The proposed conservatory as amended is not seen from the street and therefore would not have an adverse effect on the amenity of the streetscene. The conservatory is similar in design to others within the vicinity and is considered to be acceptable in design. The scale would not over dominate the property or result in it feeling cramped or overbearing.

Residential amenity
The applicant has amended the design and alignment of the conservatory and has also annotated the revised plan to show the southern elevation is to be obscurely glazed which will prevent any overlooking or loss of privacy of the neighbour to the south.

The conservatory would not result in a loss of outlook or natural daylight from the adjacent dwellings.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14A3 – 30.04.08 (AH7 of the ADLP & DEVI of the WSSP).
3. C18C3 – south

Case Officer: [illegible]
Date: 13-05-08

PB 14/5/08