~~AD~~ AD: 11/12

Application No.: ADC/0635/07 Recommendation – Permit Application

Site: 55 The Meadway, Shoreham-by-Sea, West Sussex

Proposal: Side Conservatory

The Application

The application site contains the eastern half of a semi-detached bungalow pair with white render walls and a clay tile hip ended roof, located on the southern side of The Meadway, within the built up area of Shoreham.

The original structure was erected in the mid 1940's, and was extended to the rear with a single storey extension in 1987 (SU/199/87/TP). The applicant now proposes a 3.95m wide, 6.9m long, single-storey side conservatory, with a 0.6m high dwarf wall with glass above, and a slightly raked glass roof that drops from 2.52m in height at the eave line of the existing house, to 2.23m where it is recessed 0.85m in from the eastern side boundary. A window into the kitchen of the existing dwelling will be enlarged into a doorway, and a door will be placed into the rear elevation of the conservatory so as to allow direct access between the kitchen, conservatory and rear garden.

The structure will sit in line with the rear elevation of the previously extended dwelling, and will largely be obscured from public view due to the location of an existing detached single bay garage in front of the proposed conservatory.

The Meadway contains an eclectic mix of building designs with various types of properties varying in both height and scale. A large number of buildings have been extended including the use of side conservatories, although they rarely extend as far to the rear of the property as the proposed structure.

Consultations and Representations

Third Parties: No representations have been received on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

The structure will have minimal impact on the visual appearance of the dwelling or character of the area due to its location towards the rear of the dwelling behind the existing garage.

Whilst the structure extends beyond the rear building line of the majority of houses along The Meadway, it is in line with the rear building line of the parent house, and is within the depth of other structures that currently exist along the street. As the structure is also unlikely to cause any harm to adjoining properties (refer below), a variation to the 3.5m maximum depth from the rear elevation of the existing building is considered acceptable in this instance.

Residential Amenity – Privacy

Despite being setback only 0.85m from the side boundary (as opposed to the 1m minimum recommended in Council's development standards for rear and side extensions), in combination with the single storey nature of the extension and the existence of a 1.8m high side fence (meaning that only a small portion of the structure will be visible to adjoining No.57), the application poses negligible impacts on privacy and is not considered to be adversely overbearing on adjoining development.

Residential Amenity – Daylighting

The limited height and use of glass on the roof and upper portions of the conservatory ensure that the structure will not have an unacceptable impact on adjoining No.57 in terms of access to daylight either.

Access & Parking

The proposal involves no alteration to the access and parking arrangement that exists on-site.

Amenity Space

Despite the addition, the property maintains an amount of amenity space in excess of the levels outlined in Council's development standards.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ..... Date: 15/11/07