Development Control – Delegated Officer Report

Application Number: AWDM/0316/15 Recommendation – APPROVE

Site: 19 Avon Court, Avon Close, Sompting

Proposal: Conservatory to rear (west) elevation

Date of site visit: 17.03.2015

Neighbours checked: Y

Additional neighbour notifications: Y (Block 1-17 Avon Court Evens & Re-consultation on Amended Plans – 10 days)

Proposal, Site and Surroundings

The application property is located on the westerly side of Avon Close and comprises a two storey end of terrace brick built property, there is an existing single storey conservatory located to the rear. To the west of the application property there is a single storey flat roofed outbuilding. The area is predominantly residential in nature and the area is characterised by two storey buildings comprising flats and rows of two storey terrace properties. To the south of the application site there is a parcel of land which provides a shared garden area and communal clothes hanging area for the properties within Avon Court.

The proposal seeks planning permission to demolish the existing single storey outbuilding which sits in close proximity to the rear wall of the dwelling and construct a single storey conservatory extension to the westerly rear elevation of the property. The proposed conservatory would measure 3 metres in length, 5.8 metres wide and 3.35 metres high. The conservatory would incorporate brickwork and uPVC glazing to the external walls and uPVC glazed hipped roof.

Amended plans have been received during the consideration of this application as the original plans showed that the conservatory would have encroached onto the wall of the northerly neighbouring property. The northerly wall of the conservatory has now been set further in so that it does not encroach onto the northerly neighbouring property.

Consultations:

Sompting Parish Council support this application

Representations:

Two representations have been received from the neighbouring occupiers within Avon Court raising concerns that the demolition of the existing

outbuilding and construction of the proposed conservatory will cause a mess and noise within the shared garden and communal hanging area and will block light.

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or to the occupiers of neighbouring properties.

Visual amenity

From the street scene perspective the southerly side profile of the conservatory would be visible from Avon Close due to the gap between buildings incorporating 21-31 (odds) Avon Court and 1-17 (odds) Avon Court. The proposed conservatory would incorporate external brickwork that would match the existing dwelling and would therefore remain in keeping with the appearance of the existing bungalow. The conservatory would incorporate a total height of 3 metres would be appear as a smaller domestic addition to the existing property. It is therefore considered that the proposed conservatory would remain sympathetic in terms of appearance to the existing property and would not adversely affect the visual amenities of the street scene.

Residential amenity

The original plans submitted with this application showed that the proposed extension would encroach on the attached northerly neighbouring land and property. Unusually the delination between the application property and the northerly neighbouring dwelling does not appear to correspond to the rear brick façade of the application property and the rear rendered façade of the northerly neighbouring property. On the basis of the plans submitted, the existing northerly boundary fence also seems to incorporate some of the neighbour’s land within the application site.

Officer’s queried the encroachment of the conservatory onto the northerly neighbouring property, the accurate position of the northerly boundary of the application site and the land within the Applicant’s ownership. Amended plans have now been received which have reduced the width of the conservatory from 7 metres to 6.3 metres. The amended plans show that the conservatory would be located 0.2 metres from the actual northern boundary of the site and the red edge shown on the location plan corresponds with this.

The northerly neighbouring property has not been extended to the rear and the nearest rear facing window within the northerly neighbouring property

appears to serve a kitchen. The setting back of the conservatory has increased the distance to 1.5 metres between the northerly side wall of the conservatory and nearest kitchen window of the northerly neighbouring property. The extension would measure 3 metres from the rear wall of the application property and would incorporate a low eaves line with a large glazed roof. The main part of the conservatory that would therefore be visible from the northerly neighbouring property above the 2 metre fence line would be the roof which would be glazed and slope away from the northerly neighbouring property therefore lessening the impact to the northerly neighbouring occupiers. Taking this into account it is considered that the proposed conservatory would not cause any loss of amenity to the northerly neighbouring occupiers.

A letter of representation has been received from the occupier of 1 Avon Court who is located in one of the properties in the block located to the south of the application property. The neighbouring occupier is concerned that the demolition of the existing brick outbuilding and the construction of the proposed conservatory would block access to and create construction debris within the shared garden/washing hanging area located to the south of the application site.

The amended plans now show that the proposed conservatory would be located within the confines of the application site and would not encroach onto any neighbouring land or the communal area located to the south. It is however noted that access to the rear garden of the application property can be obtained through this gate from Avon Close. It is therefore important that the access to the communal area is maintained for residents at all times and that construction materials associated with this proposal are stored within the application site and not within the communal area to the south. In order to address this issue, a construction management condition will be added to this planning permission which will require details of the storage of construction materials and machinery to be submitted to the Council for approval prior to the commencement of development.

The proposed conservatory would be distanced to the property located to the west by approximately 33 metres and to the properties to the south by approximately 16 metre. The conservatory would also be predominantly screened to the neighbouring properties to the west and south by existing boundary hedging and fencing measuring 2 metres in high. It is not therefore considered that the proposed conservatory would cause any loss of amenity to the occupiers of the southerly or westerly neighbouring properties.

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials
4. Access for residents of Avon Court to the adjoining communal garden and drying area shall be maintained at all times during

construction works for the implementation of the planning permission hereby granted.

Informative

1. Proactive Statement – Amendments

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebecca Tier Date: 28th April 2015

Authorised by: Jo Morin Date: 29.04.2015