Development Control – Delegated Officer Report

Application Number: AWDM/1332/13 Recommendation – APPROVE

Site: 32 Old Shoreham Road Southwick Brighton West Sussex

Proposal: Rear conservatory with landing and steps to garden

Date of site visit: 26.11.2013

Neighbours checked: Y

Additional neighbour notifications: Y – Revised drawings

Proposal, Site and Surroundings

The application property comprises a mid-terrace house fronting the south side of Old Shoreham Road (A270). Ground levels at the rear are approximately 1.1m lower than at the front and slope down toward the south.

Permission is sought for a rear conservatory. As amended, the conservatory would be 3.5m wide and 3m deep (partially encompassing the original single-storey lean-to element on the rear of the house). It would have a lean-to roof a maximum 4m high sloping down to 3.5m high at eaves. There would be a gap of approximately 0.3m between the east side of the conservatory and the boundary with No.34 to the east, and a gap of approximately 0.45m between the west side and the boundary with No.30 to the west. The plinth would be built up to provide flush floor levels with the existing accommodation. The conservatory would consist of white uPVC with glazing on all sides above opaque panels. A narrow landing with steps down to the garden is shown on the east side.

The application is accompanied by FRA (based on the EA Standing Advice for domestic extensions). [The site is not located within a Flood Risk Area.]

Relevant Planning History

An enforcement complaint was received in June 2103 (AWEN/0157/13) concerning the erection of a timber deck, which remains in situ partially completed. The proposed conservatory would supersede the deck.

Consultations:

The Environment Agency comments that the site is correctly identified as lying on a principle aquifer but development type not likely to give rise to pollution.

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of the existing housing stock located within the built up area can be supported in principle. The relevant issues are the effects of the development on the amenities of neighbouring residential occupiers, and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The adjoining property to the west, No.30, has been enlarged by a rear conservatory extending up to the common boundary with No.32 and with clear-glazing in the side. Mutual overlooking would be adequately safeguarded by a requirement for obscure-glazing in the sides of the conservatory. However, as originally submitted, the landing and stairs to the garden from the proposed conservatory were shown on the west side which would have provided scope for overlooking into the neighbour’s garden and the nearest part of the conservatory from the landing. As amended, the landing and stairs have been re-positioned to the east side.

No.34 Old Shoreham Road has been enlarged by a 2-storey rear extension approximately 3m deep up to the common boundary with No.30. There are no windows in the side of the latter and consequently no scope for overlooking. A section of taller close-boarded fencing has been erected on the common boundary beyond the rear of the extension to No.32 and will effectively block views from the proposed landing and stairs on this side towards the garden of No.32.

A condition is considered necessary requiring the existing unauthorised deck to be removed.

Visual amenity

The scale of the proposed conservatory is in keeping with the modest proportions of this dwelling. It will not be visible in public view.

A condition is considered necessary to ensure that the plinth is completed in materials and finishes to match the existing dwelling.

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 NPPF.

Subject to Conditions:-

1. 3 year time limit
2. Approved drawings
3. Plinth or base of conservatory to be completed in matching materials
4. Glazing in west side to be obscured
5. Existing timber deck to be removed within 3 months

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jo Morin Date: 23.12.2013

Authorised by: Peter Barnett Date: 23 December 2013