Expiry 24/1/08

Development Control – Delegated Officer Report

Application Number: ADC/0693/07 **Recommendation – Permit Application**

Site: **17 Sea Spray Avenue Shoreham-By-Sea West Sussex BN43 5PR**

Proposal: **Rear conservatory**

The Application

The application site is located within the built up area of Shoreham, a two storey end of terrace house with a dormer to the front roof slope. The dwelling house forms part of the harbour regeneration project approved in 2003 (SU/56/03/TP) within which all permitted development rights have been removed. To the north of the site there is an archway which leads to a parking area to the rear of the terrace of dwelling houses and also the block of flats located to the north of the site.

Permission is sought to erect a rear conservatory 2.6 metres by 4 metres (10.4 m squ) with a pitched roof at a maximum height of 3.2 metres. The conservatory is to be built up against the northern boundary adjacent to the vehicular access which runs adjacent to the property. To the south there is a gap of 0.4 metres between the side of the conservatory and the boundary with no. 15.

Surrounding development incorporates a variety of three storey terraced dwelling houses and multi-storey flat development. A children's playground is located to the east of the site accessed from Sussex Wharf.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 sympathetic design and materials to the original dwelling and the area in general.

The Council's Development Control Standard No. 3 states that where rear extensions are located within 1 metre of a common side boundary of an attached dwelling, they should not normally be any deeper than 3.5 metres.

Residential Amenity

It is not considered that there will be any adverse impact on the adjacent terraced property no. 15 Sea Spray Avenue. The conservatory is set in from the boundary and does not exceed the 3.5 metre depth standard set out in DC Standard no. 3.

With regards to the amenity space the existing dwelling like many of the new dwellings within this development has limited rear garden area. In this case 7.5 metres in depth, with the proposed conservatory the garden space will be reduced to 5 metres in depth with an area of 20 sqm. A minimum of 65 sqm is recommended in the Council's Development Standard. This proposal represents a further reduction to the minimum standard, however it is considered that this is acceptable in this case as there is a children's playground located in close proximity to the east of the site. This proposal is also not dissimilar to ADC/0390/07 which is in Sussex Wharf and ADC/0190/06 also in Sea Spray Avenue.

Visual Amenity

The conservatory will not be visible from the street scene although it will be visible from the parking area and access to the side and rear of the site as the roof of the conservatory is higher than the boundary wall. It is considered that the scale and height of the conservatory are suitable within this location and will not adversely affect the visual amenities of the surrounding locality.

Recommendation

APPROVE for reason that :- 1PPi

PB 8/1/08

1. C1Ci
2. C12Ai

Case Officer... Baker ..... Date... 7/1/08...