Development Control – Delegated Officer Report

Application Number: AWDM/0412/15 Recommendation – APPROVE

Site: 160 Western Road, Sompting

Proposal: Retrospective application for retention of conservatory glazing and roof

Date of site visit: 30.03.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the easterly side of Western Road and comprises a semi-detached bungalow property. The road is residential in nature and incorporates pairs of semi-detached bungalows some of which have been extended to the rear and with dormer extensions in the roof.

Planning permission was granted in 2004 for a single storey conservatory extension to the rear of the application property (S/77/03 relates). This conservatory measured 4.4 metres in length, 3.3 metres in width, 2.3 metres in height to the eaves and 3.1 metres in height to the ridge. The conservatory incorporated a low brick plinth base, glazed exterior walls and a hipped glazed roof. The 2004 planning permission was implemented, however it is understood that the glazed exterior walls and the roof of the conservatory has subsequently been removed and sold, leaving the low brick plinth base.

This application seeks retrospective planning permission for the retention of the new glazed exterior walls and roof lantern which have been installed above the brick plinth. The conservatory therefore incorporates the same footprint as the former conservatory approved by the Council under application S/77/03 and measures 4.4 metres in length by 3.3 metres in width. The conservatory now has a flat roof with a glazed roof lantern which is positioned on an upstand. The conservatory measures 2.5 metres high to the top of the flat roof and 3.1 metres in height to the top of the roof lantern.

Consultations:

Southern Water have raised no objection to this application.

Sompting Parish Council support this application

Representations:

One letter of objection has been received from the occupiers of 158 Western Road who have raised the following concerns which are summarised below:

- The materials and design of the roof are not in keeping with the original bungalow
- The new guttering causes rainwater from the conservatory to run into their main rainwater soakaway gutter and downpipe
- The vertical glazed panes causes overlooking into their bedroom and garden
- The lighting within the conservatory causes light pollution to their neighbouring property

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

As application S/77/03 granted planning permission for a conservatory in the same position as the conservatory being considered under this application, this forms a material consideration in the assessment of this application. The new conservatory has also been built on the brick base of the former conservatory and it therefore incorporates the same footprint as the formerly approved conservatory.

The main difference between this conservatory and the previous conservatory is the flat roofed design with roof lantern and the increase in the eaves height of the conservatory. The former conservatory incorporated a hipped glazed roof and therefore a lower eaves height of 2.3 metres and a total ridge height of 3.1 metres. As the new conservatory incorporates a flat roof it has an increased eaves height of 2.5 metres and the conservatory roof light on an upstand brings the total height of the new conservatory to 3.1 metres. The impact of the change in roof design and the increased height of the conservatory will now be assessed in respect of its impact on the visual amenities of the area and to the amenities of neighbouring residential occupiers.

Visual amenity

The northerly side profile of the conservatory cannot be seen from Western Road from the gap between No.'s 160 and 162 Western Road as it is set back 4.1 metres from the northerly side wall of the original bungalow and partially screened by the single garage to the northerly side of the application property. The increased height of the glazed exterior panels and flat roofed design appears less sympathetic to the appearance of the original bungalow than the former hipped roofed design as it extends above the eaves line of the original bungalow. However, it is considered that the conservatory would still appear as a smaller glazed addition to the original bungalow that would cause no adverse impact or harm to the visual amenities of the surrounding area.

Residential amenity

The residential occupiers that would be most affected by the conservatory are located within the neighbouring property, 158 Western Road to the south of the application property. To the north the conservatory is mostly screened to the neighbouring bungalow by the brick built garage to the north of the application property.

A condition was attached to previous application S/77/03 which required a fence measuring between 1.8 metres and 2 metres high to be erected along the southerly boundary of the application site. A 1.9 metre high close boarded timber fence has been erected along the southern boundary of the site in accordance with the previous permission.

The glazed side panels within the southern side of the conservatory are approximately 0.2 metres higher than the previous glazed panes within the conservatory due to the change in the conservatory design from a hipped roof to a flat roof. The high level windows and the roof lantern are the main aspects of the conservatory that are visible from the southerly neighbouring perspective above the fence which would be retained as part of this permission. As there is only be a marginal increase in the eaves height of the conservatory, it is considered that the high level side windows and hipped roof of the former conservatory would have also been visible from the southerly neighbouring property above the fence line. The five high level windows facing the southerly neighbouring property are fixed panes and therefore non-opening. There are two high level opening windows at the easterly end of the conservatory; however these are more orientated to the rear garden of the application property than the southerly neighbouring site. The conservatory would continue to project 4.4 metres from the original rear wall of the dwelling house, measure 3.1 metres in overall height and be a predominantly glazed structure. It is therefore considered that the marginal increase in the eaves height of the conservatory and the change in roof design causes no further impact to the occupiers of the southerly neighbouring property in terms of loss of light or privacy.

The southerly neighbouring occupiers have raised concerns regarding the drainage of the extension. The conservatory has a gutter which runs under the perimeter of the flat roof and leads to a downpipe on the southerly side of the conservatory. As adequate surface water drainage has been provided to serve the conservatory within the confines of the application site, Officers cannot see how this would lead to further rainwater running off the conservatory to the southerly neighbouring site.

APPROVE

Subject to Condition:-

1. Retention of southern boundary fence

<u>Informative</u>

1. Proactive Statement – No Amendments
2. Due to the changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that these

sewers may now be seemed to be public, this will depend if there are other connections from adjacent properties connecting into this system (not within the same curtilage of this sit). Therefore investigation of the sewers will be required to ascertain the number of properties served and potential means of access before any works commence on site.

The Applicant is therefore advised to discuss matter with Atkins Ltd, Ango St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688)

3. This decision relates to the following plans:

   Drawing No. 949-1, Title: Location Plan, Date received: 24th March 2015

   Drawing No. 949-2, Title: Block Plan, Part Ground Floor Plan & Proposed Elevations, Date received: 24th March 2015

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

Case Officer: Rebecca Tier Date: 15th May 2015

Authorised by: Jo Morin Date: 15.05.2015