expiry
01.08.07

Development Control – Delegated Officer Report

Application Number: ADC/0337/07 Recommendation - Permit

Site: **23 Eastern Avenue Shoreham-by-Sea West Sussex BN43 6PD**

Proposal: **Replacement conservatory**

The Application

The application property is a semi-detached 1930's house on the east side of Eastern Avenue. The property is single-storey with dormers which project up from the rear and front elevations providing rooms in the roof. The property benefits from having an existing rear conservatory 3.2m wide, by 2.7m deep.

The proposal is to demolish the existing conservatory and erect one the whole width of the property, 6.5m wide, by 3.0 - 4.0m in depth, by 3.2m to the ridge of the hipped roof.

The application property and its attached neighbour are sited parallel with the road but the plots are at an angle. This results in angled rear gardens off-set from the rear elevations of the properties.

Consultations and Representations

Third Parties

A letter from a neighbouring property (No.21 Eastern Avenue) has been received but there is no objection against the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

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

The proposed conservatory is not considered to be out of scale for the existing dwelling and provided the flank walls match in materials it would be considered to be in keeping in design.

The flank wall of the proposal (south) would be 3.0m at the boundary with the attached property (No.21) which is below the 3.5 maximum as stated in the above Dev. Control Standard. The angled back gardens would result in the chamfered end of the conservatory being 4.0m in length within 1.0m of the boundary but in this instance it is not considered that there would be an unacceptably overbearing effect on the attached dwelling or a loss of outlook that would warrant a refusal.

High level windows only in the north and south elevations would prevent there being any loss of privacy to the adjacent properties. The property to the north (No.25) benefits from having a rear extension which has no windows in the south elevation and the proposal would not affect the amount of natural daylight available to it.

Recommendation

APPROVE for reason that :-

1PPi.

1. C1Ci
2. C18Eii – amended.
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north or south wall of the conservatory without the prior permission of the Local planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C12Eii – amended.
   The materials and finishes of the north and south side walls of the conservatory and alterations hereby permitted shall, prior to commencement of use of the conservatory, be completed to match in colour and texture those of the existing building.
   Reason: *in the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and Dev1 of the West Sussex Structure Plan.*

Case Officer: [illegible]
Date: 25.07.07

CJ 27/7/07