Expiry Date - 14/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0135/10 **Recommendation – Refuse Application**

Site: **7 St Nicolas Lane Shoreham-by-Sea West Sussex BN43 5NH**

Proposal: **Conservatory on west side of property**

The Application

The application property is the western half of a pair of semi-detached houses located on the south side of the road. The triangular site which both houses occupy is located on a peninsular of land where Upper Shoreham Road curves southwards at the junction with St Nicolas Lane. The application property sits on the western half which is 24m to the SE of the Old Shoreham Conservation Area.

Permission is sought for a west side conservatory that would wrap around an existing two-storey bay on the west of the house. The extension would be 2m wide on the north elevation, increasing to 2.9m in width. It would be 4.1m in depth, and a maximum height of 3.4m where the sloping roof attaches to the side wall of the house.

The existing pair of semi-detached houses were approved under SU/132/00/TP subject to planning condition removing the 'permitted development rights' from both dwellings. The existing house has an unconventional side garden to the west as its main private amenity area, which is bounded by a hipped roof double garage (serving No's 7 & 9) to the west/north accessed from St Nicolas Lane, and a 1.8m high brick wall along the Upper Shoreham Road elevation. A garden shed was permitted in 2006 and sits in the SE corner of the garden adjacent to Upper Shoreham Road. (ADC/0008/06).

Consultations and Representations

Third Parties: No objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. With three bedroom houses required to have a minimum garden area of 85sqm.

Visual amenity
The existing house has access to the side garden via a pair of patio doors in the ground floor of the two-storey bay feature. The separation between these doors and the existing garage currently is 3m, which would be reduced to a gap of only 1m. Where the conservatory is at its widest to the south the gap would be reduced to 1.6m. The overall height would be 3.4m stepping down to 3.1m adjacent to the bay, and the conservatory would be clearly on view from St. Nicolas Lane to the north and Upper Shoreham road to the south and south-east, adjacent to the existing detached garage, resulting in a cramped and cluttered appearance.

The existing houses were built in conjunction with Frampton Place, a larger development of 9 detached houses on the opposite side of St Nicolas Lane (SU/90/00/TP). All of the dwellings were subject to particular high standards of design and the choice of materials were specific to the local vernacular, with flint panels, tile hanging and lead flashing details. The pair of houses at No's 7 & 9 St Nicolas Lane were built to complement these houses, with the high level of design and materials being used, in particular the use of painted timber doors, window frames and support posts for the entrance canopy, and the two-storey feature bay to the west, which is replicated on the east side of No.9.

The proposed conservatory would be built on a matching low brick plinth, 0.8m in height, however the entire rest of the conservatory is proposed to be built in glazed uPVC. The roof of the conservatory would be highly prominent from both St. Nicolas Lane and from Upper Shoreham Road. The roof would attach to the existing building 0.8m above the level of the tile hung side gable, and wrap around the distinctive bay in what would be an unsympathetic manner.

It is considered that on the basis of the mismatched materials, the overall prominence and the unduly cramped siting, that the conservatory would be

unsympathetic to the original house and would detract from the appearance of it and the surrounding area.

Residential amenity
As originally approved the houses did not comply fully with the standards of the above DC Standard, particularly in terms of the length of rear gardens (11m) and in the case of No.9 in rear garden area. However the 100sqm garden of No.7 was in excess of the 85sqm minimum required, and given that the proposed conservatory would be only 9.5sqm in size, and taking into account the existing shed it is considered that the remaining garden area would not be such a reduction that would warrant a refusal.

The conservatory would be screened from the property directly to the west (No.438 Upper Shoreham Road) by the existing double garage which is sited between the two. The conservatory would therefore not result in overlooking or a loss of privacy, or outlook.

Recommendation

REFUSE for reason that :-

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Case Officer Carlos Hone Date 17.05.10
BB 17/5