Expiry 28/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0349/08 **Recommendation – Permit Application**

Site: **80 The Crescent Southwick Brighton West Sussex**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Southwick a semi detached bungalow within a street of a mixture of styles of semi detached bungalows and houses. The property has a front garden with side driveway and single garage.

Permission is sought to erect a conservatory to the rear of the bungalow. The maximum depth of the conservatory is 3.9 metres, maximum width is 5.7 metres and the maximum height with a pitched roof is 3 metres.

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) (saved policies): LOC1, DEV1
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 'Extension 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 or sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main property to be affected by the proposed development is no. 78 the attached bungalow. The boundary with this property is at an angle with a

close boarded fence at 1.8 metres in height. There is a patio door adjacent to the fence at the neighbouring bungalow. The conservatory will be built up to the boundary although due to the angle of the fence the distance increases as the conservatory extends to the rear to a maximum of 2.9 metres.

The conservatory has a maximum depth of 3.9 metres, this exceeds the DC Standard of 3.5 metres for an extension at a semi detached or terraced property. However in this case due to the angle of the boundary the distance between the extension and the boundary does increase and also the roof and side windows of the conservatory which are above the boundary fence are glazed and therefore light will pass through therefore reducing the loss of light to the adjacent property. On this basis it is considered that the proposal is acceptable. A condition will be attached to ensure that the high level windows facing no. 78 will be fitted with obscured glazing and will be permanently non-openable.

There will be no adverse impact on the property to the east no. 82 which would warrant a refusal in this case due to the distance between these properties and the flat roof rear projection which screens some of the conservatory.

Visual Amenity

The conservatory is located to the rear of the bungalow therefore it is not visible within the street scene. The size, scale and design are considered to be in keeping with the existing bungalow and acceptable in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei south-
3. C18C3 -western

Case Officer.....Date.....11/8/08

PB 12/8/08