Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**

Site: **25 Ravensbourne Avenue, Shoreham-by-Sea, BN43 6AA**

Proposal: **Rear Conservatory**

Date of site visit: 13 July 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the west side of Ravensbourne Avenue. It has previously been extended across the rear with a single storey extension 3.5m deep. It is proposed to construct a pitched roofed conservatory onto the extension, measuring 2.8m deep, 4.7m wide and 2.9m high. It is to be centrally positioned at the rear of the dwelling, some 3-3.5m from the side boundaries.

Relevant site history

SU/257/02 – Single storey rear extension to lounge and garage approved

ADC/0086/06 – First floor north side extension approved

Consultations

Adur District Council – The Environmental Health Officer recommends the precautionary contaminated land informative.

Representations

None received

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is centrally positioned at the rear of the dwelling and is of a scale and form which is considered to be satisfactory. The roof eaves are no higher than the eaves of the existing extension and the extension will not be seen from the street. While it represents a 6.3m deep extension in total, an adequate amount of rear garden will be retained, 8.5m deep and 93sqm in area.

Residential amenity

The extension is set in from the side boundaries and will not appear as overbearing to the neighbouring occupiers. To the north, No.27 is on higher ground and has also been extended at the rear. To the south, No.23 has not been extended but is screened to some extent by existing vegetation and a boundary fence. There is not anticipated to be any adverse impact on neighbours arising from this development.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Approved plan

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

Case Officer: Peter Barnett Date: 26 July 2012

Authorised by: P Devonport Date: 27th July 2012