Expires 6/2/08

Development Control – Delegated Officer Report

Application Number: ADC/0760/07 **Recommendation – Permit Application**

Site: **58 Overhill Southwick Brighton West Sussex**

Proposal: **Conservatory on north side**

The Application

The application site is a detached bungalow located on the east side of Overhill, Southwick. The property has a small rear lean-to addition and a long rear garden that slopes down sharply to fields beyond. A raised north side double garage is shared with No.60 and is separated by gap of 3.2 metres from the main bungalow.
This proposal seeks permission to erect a recessed conservatory into this space. It will sit 7.3 metres off the front building line and extend 2.1 metres to the rear with front and rear-north access doors. It will have a shallow hipped and pitched roof with high level front windows and rear facing windows above a brick base wall.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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

Visual Amenity

The conservatory will sit between the main bungalow and the joint garage with No.60, and will replace a 1.5 metre high fence of poor quality. The front elevation will have external access adjacent to a 1.8 metre high wall with high level windows above. The eaves line will adjoin that of the main bungalow but sit lower than that of the garage due to the sloping land. It is not considered that this conservatory would form a discordant feature within the streetscene, particularly as it is recessed 7.2 metres from the main building line and 2 metres from the front of the garage.

Residential Amenity

The main concern is the impact the north facing doors will have on the privacy of No.60. The conservatory will extend 2.1 metres from the rear of the bungalow and garage with the floor level 1 metre above ground level due to a sharp drop in land to the south and east. The north side doors will face up to 1.8 metre high boundary fencing that runs the entire length of the garden. The side elevation of No.60 is 9 metres across the boundary and a greenhouse and as such that there will be no overlooking concerns.
The southern elevation will not afford overlooking to the southern neighbour as a 9 metre separation will exist to the boundary whilst there are open fields to the rear and thus no concerns there. The conservatory thus complies with policy AH7 of the Local Plan.

Recommendation

JB 24/1/08

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:24/1/08