Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0609/12

Site: **4 Buckingham Close Shoreham-by-Sea**

Proposal: **Proposed rear conservatory**

Date of site visit: 15/05/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached two storey dwelling within a cul-de-sac of similar dwellings some of which have been extended. Planning permission is sought for a rear conservatory, fully glazed with a dwarf wall and hipped roof. It extends 3.7 metres in depth is 3.2 metres wide with a maximum height of 2.9 metres.

Representations

Third Parties: **-** No third party representations have been received.

Consultations

Adur District Council: **-** The Environmental Health Officer advises that an informative should be attached relating to potential land contamination.

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 can be supported in principle as it is a minor household extension to an existing previously unextended dwelling house. Although the garden area is not large it is considered to be sufficient and the proposed extension will not result in a dwelling house which is deficient in external amenity space. The relevant issues to be considered in this case are the effects on the residential amenities of the occupiers of the adjacent dwellings and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory is of hipped roof design and will not be overly large or out of character in relation to the existing dwelling.

Residential amenity

The proposed conservatory is 3.7 metres deep, which is 0.2 metres deeper than the recommended 3.5 metres as stated in the Council's Development Control Standard. It is however considered that in this case the increased depth will have little additional impact on the neighbouring attached property, no. 3 Buckingham Close.

There is an existing 1.8 metre fence between the properties immediately to the rear this reduces in height towards the rear boundary. This will screen a large proportion of the conservatory from the neighbour. From the plans submitted the northern elevation of the proposed conservatory is shown to be glazed. Due to the aforementioned boundary fence there will be no loss of privacy to the occupiers of no. 3 to the north.

Also the neighbouring dwelling has a large patio door adjacent to the boundary and a further rear window on the rear elevation. Both serve an open plan lounge dining area therefore there is aspect and light to this room from both openings. On balance the additional depth is considered to be acceptable. There will be no significant loss of light or overbearing impact to the occupiers of the attached property which would warrant a refusal in this case.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

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. Permission relates to approved plans:
   Block Plan Revision 01 Pro. reduced - received 21st May 2012
   Proposed Ground Floor Plan Revision 01 Pro. reduced - received 21st May 2012

Proposed Elevations Revision 01 Pro. reduced - received 21st May 2012

Informative
Contaminated land precautionary condition

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

Case Officer: Hannah Barker Date: 14th June 2012

Authorised by: Jo Morin Date: 18 June 2012