Development Control – Delegated Officer Report

Application Number: AWDM/0423/13 Recommendation – APPROVAL

Site: **94 Beech Green, Shoreham-By-Sea**

Proposal: **Replacement conservatory (existing conservatory removed)**

Date of site visit: 14th May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with front and rear flat roof dormers. There is off street parking to the front and an existing conservatory to the rear. The existing conservatory is to be removed and permission is sought for a replacement conservatory. The existing conservatory has a maximum depth of 3.3 metres with chamfered sides. The proposed conservatory is rectangular in shape and 4 metres in depth. It is the same width as existing. The maximum height of the roof is slightly higher than existing at 3.2 metres, (existing 2.9 metres.)

Representations: No third party representations

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' 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 conservatory is to the rear of the bungalow and is therefore not visible within the street scene. It replaces an existing conservatory which is slightly smaller. The conservatory is in keeping is design, size and scale with the existing bungalow.

Residential amenity

The bungalow is attached to no. 92 Beech Green to the north east. There is an existing single storey extension adjacent to the boundary with a blank rendered side elevation. This will therefore screen the proposed conservatory from this neighbouring property. The conservatory is however 7 metres from the boundary with no. 92 and therefore there will be no adverse impact with regards to loss of light or overbearing impact.

To the south west is the neighbouring dwelling no. 96 which is not attached to the application site. There is a single flat roof garage adjacent to the boundary and the neighbouring semi detached chalet bungalow is set in from the boundary by approximately 4 metres.

The conservatory will be visible from the rear of no. 96 and slightly more so with its increased height, change in roof form and increased depth. The side elevation however will be partly of solid wall construction with the side glazing to be fitted with obscure glazing, which is an improvement on the current situation with the side elevation of the conservatory being clearly glazed. It is considered that the proposed replacement conservatory is a minor addition which will result in no adverse impact.

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)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. The windows on the south west elevation of the conservatory hereby approved shall be fitted with obscured glass at all times.
4. Approved plans

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be

informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 21st May 2013

Authorised by: Jo Morin Date: 21 May 2013