Expiry Date – 14/11/2017

Development Control – Delegated Officer Report

Application Number: AWDM/1424/17 **Recommendation – APPROVE**

Site: **137 Western Road**
Sompting

Proposal: **Conservatory to be added onto existing single-storey rear extension on west elevation.**

Date of site visit: 05.10.17

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No.137 is a semi-detached bungalow with a detached garage on the southern side boundary in the rear garden. It has an existing single-storey rear extension to the west elevation which is 3.5m deep with a flat roof.

Proposal

It is proposed to add a conservatory which would be 2.75m deep, 2.8m high and 3.25m in width.

Relevant Planning History:

The rear extension was permitted under S/38/97. However, the original hard copy drawings are inconsistent as the floor plan measures 3m in depth and the elevation 3.5m on the plan. The applicant submitted AWDM/0936/17 for the proposed conservatory as a larger home extension. However, when on site, the existing extension was measured as 3.5m resulting in an overall depth of 6.25m and therefore the application had to be withdrawn.

Consultations:

Sompting Parish Council: No objection

Representations: None

Relevant Planning Policies

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’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed conservatory is of standard design and would not be out of keeping with the existing bungalow and, as at the rear, it would not have an adverse effect on the wider visual amenity of the area.

Residential Amenity

Whilst the overall depth of the extension and conservatory would be 6.25m, it would be set in from the north side boundary by more than 0.5m and 5.6m from the south side boundary. There is a 2m high fence along the northern boundary with the attached bungalow and, as it would not be of solid construction, it is considered that the effects on the residential amenity of No.139 to the north would be very limited. It would project less than 3.5m beyond the rear of the neighbour's extension and complies with the Council's DC Standard. It is recommended that the north side of the conservatory is obscure glazed to protect privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawings
2. Standard time limit
3. Obscure glaze north side

Informative

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: Sarah Foster Date: 06.11.17

Authorised by: Peter Barnett Date: 6 November 2017

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