expires 15/9

Development Control – Delegated Officer Report

Application Number: ADC/0370/08 **Recommendation – Permit Application**

Site: **6 Winterton Way Shoreham-by-Sea West Sussex BN43 5RE**

Proposal: **Enlarged replacement rear conservatory**

The Application

The site is located within the built up area of Shoreham on Shoreham Beach. A detached, gable roof bungalow with an integral garage and glazed front porch. There is vehicular access from Winterton Way to a large front driveway. The street comprises of bungalows of various designs some with front dormers. The bungalows are set back from the highway on both the east and west side of Winterton Way and follow a uniform building line.

Permission is sought for a conservatory and garage extension to the front and a replacement rear conservatory. The front extension has since been removed from the application as it was considered to be detrimental to the character of the street scene as it would bring the building forward, out of line with the front of the adjacent buildings. Therefore the application seeks permission for the replacement rear conservatory. The conservatory as proposed is 2.7 metres deep and 5.7 metres wide, a pitched roof is proposed with a maximum height of 2.9 metres. The existing conservatory to be demolished is a lean to of the same depth however smaller in width.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:-
Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Residential Amenity

The proposed replacement conservatory will be closest to the boundary with no. 4 Winterton to the south. The conservatory to some extent will be screened by the existing single garage at no. 4, set back to the rear of the neighbouring house. The proposed conservatory will be no closer to the boundary than the existing lean to. It is not considered that there will be any significant impact in this case with regards to loss of light or overbearing impact. A condition will be attached to ensure that the southern facing windows of the conservatory will be fitted with obscured glazing and to be permanently non-openable.

Visual Amenity

The conservatory is sited to the rear of the bungalow and will therefore not be visible within the street scene. The size, scale and design are in keeping with the character and appearance of the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – 22nd August 2008 R. . . AH7... DEV1. .
4. C18Cii – amended – The glazing in the southern side of the conservatory shall at all times be fitted with obscured ~~glazing~~ glass and be permanently non-openable.

Case Officer..... Date..... 22/8/08

PB 27/8/08