Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling built as part of the Sussex Wharf development on Shoreham Beach permitted under SU/56/03/TP.

Retrospective permission is sought for a conservatory to the rear of the dwelling, 2.7 metres deep, the full width of the property, 2.9 metres wide with a maximum height of 2.1 metres with a hipped roof. Permission is required as a result of Condition 22 attached to permission SU/56/03/TP which states: -

"nothwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the proposed dwellinghouses shall not be extended or any incidental buildings (exceeding 10 cubic metres in volume) erected within their curtilages unless permission is granted by the LPA on an application in that behalf.

Relevant Planning History

The dwelling house forms part of the Sussex Wharf development granted under planning consent SU/56/03/TP.

Representations

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

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

The conservatory results in the upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects of 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 2.7 metres in depth and covers the full width of the rear elevation of the dwelling. The conservatory is visible within the adjacent communal car parking area and turning space to the north and east.

Prior to the conservatory being erected the property was built with private rear amenity space of just under 40 metres squared with a garden depth of 8.2 metres. A minimum of 65 metres squared is recommended in the Council's Development Control Standard No. 3 for this dwelling type. The garden area that currently remains is 27 metres squared with a depth of 5.5 metres. This therefore represents a further reduction to the minimum standard.

It is however considered on balance that the application can be supported. There are two other examples of proposed conservatories at Sea Spray Avenue and Sussex Wharf (ADC/0190/06 ADC/0390/07) in close proximity to the application site. These both resulted in a reduction of amenity space to less than the 27 metres squared that remain at the application site. It is considered that the loss in private space is offset by the availability if other outdoor space in the immediate vicinity. Namely the beach and surrounding publicly accessible space and the local children's playground located immediately adjacent to the site for the use of the residents of this development.

Residential amenity

The main property affected by the existing conservatory is no 3 Seaford Way the attached dwelling to the south. Despite the limited garden area and adjacent buildings abutting the southern and eastern boundaries of the garden of this property, it is not considered that the impact of the proposed conservatory is such to warrant a refusal in this case. Due to the conservatory being limited to 2.7 metres in depth there is not considered to be any loss of light or overbearing impact to the occupiers of the adjacent dwelling. There is no loss of privacy as the side elevation of the conservatory adjacent to no. 3 is brick with the existing 1.8 metre boundary fence.

Recommendation

APPROVE for the reason(s):-

The proposed development would not detract from the existing local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 12th June 2012

Authorised and signed by: Jo Morin Date: 14 June 2012