expires
15/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0133/08 Recommendation - Permit

Site: **373 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5NB**

Proposal: **Conservatory at rear (retrospective)**

The Application

The application property is a detached bungalow on the south side of Upper Shoreham Road within the built up area of Shoreham.

The proposal is a retrospective application for a rear conservatory 6.8m in width, by 2.4m in depth, by 2.2m in height at the highest point of the sloping roof. The conservatory has a fully glazed south elevation with brick built east side elevation, and it abuts the east side of an existing stepped rear extension.

To the east is a bungalow (No.371) with rooms in the roof including front and rear dormer. The bungalow as originally designed was square with an east side rear projection. Subsequently the west side has been extended with a flat roof extension and attached rear conservatory which projects approximately 6.45m from the rear of the bungalow. A high wall exists between the application site and the neighbour at No.371.

To the south are properties in Greenacres approximately 40m away.

Consultations and Representations

Third Parties: There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

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.

Visual amenity

The conservatory has been built and does not have a significant visual impact. It cannot be seen from the road to the front of the property. The mature garden screens it well from the properties in Greenacres to the south, and the high boundary wall prevents it from appearing unneighbourly in respect to the occupier of No.371 to the east.

The conservatory is similar in design to a number of other conservatories within the vicinity and is therefore acceptable in terms of its design.

Residential amenity

The conservatory has a brick built east side elevation which makes up part of the boundary, there is a high east side boundary which prevents any overlooking of the neighbouring property, and retains privacy to the applicants rear swimming pool. The conservatory extends only 1.0m past that of the adjacent property (No.371) and therefore does not adversely affect the amount of daylight or outlook from the rear rooms.

The distance to the properties to the south is such that no loss of privacy would occur.

Recommendation

APPROVE for reason that :-
1PPi – amended

1. C18Eiv – amended
   .....the east wall of the conservatory without....etc.

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Case Officer: [signature] PB 1/5/08
Date: 30.04.08