Development Control – Delegated Officer Report

Application Number: AWDM/0151/15 Recommendation – APPROVE

Site: 14 Fowey Close, Shoreham

Proposal: Proposed conservatory to rear (west) elevation.

Date of site visit: 30.03.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located at the northerly end of a residential cul de sac comprising a mixture of detached and semi-detached bungalow properties. The application property is a brick built semi-detached bungalow which has been extended to the rear with a single storey flat roofed extension, wooden pergola structure and flat roofed dormer extension. There is a public footpath located directly to the south of the application site which provides access to the other residential roads to the west.

Planning permission is sought for a single storey conservatory to the westerly rear elevation of the dwelling house. The proposed conservatory would measure 3 metres in depth, 7.4 metres wide, 2.6 metres high to the top of the flat roof and 3 metres high to the top of the roof lantern. The extension would incorporate facing brickwork to match the existing exterior walls of the dwelling and glazed side panels and glazed roof lantern on the roof.

Planning History

None relevant

Consultations:

The Council's Environmental Health Officer has advised that the site is likely to be contaminated by Pulverised Fuel Ash (PFA).

Representations:

None received

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

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual amenity

The proposed conservatory would measure 3 metres high to the top of the roof lantern and therefore the upper section of the conservatory would be visible from the public footpath to the south above the 1.8 metre high southerly boundary fence. The proposed conservatory would however not extend the width of the existing bungalow to the rear and would be set back from the southerly boundary by 4.5 metres. The conservatory would also be partly screened from the public footpath by the existing detached brick garage which is located to the south of the dwelling and this would lessen the visual prominence of the conservatory when viewed from the public footpath.

The proposed extension would incorporate external brickwork to match the existing dwelling and would therefore remain in keeping with the appearance of the existing bungalow. The scale of the conservatory would be proportionate to the original bungalow and there would be adequate rear amenity space remaining to serve the dwelling. It is therefore considered that the proposed conservatory would remain sympathetic in terms of appearance to the existing bungalow and would not adversely affect the visual amenities of the street scene.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extension are located in the properties to the north, south and west of the application property.

The northerly neighbouring property is an attached semi-detached bungalow which has been extended with a single storey flat roofed extension which aligns with the rear wall of the existing single storey extension to the rear of the application property. The neighbouring bungalow has also extended with a glazed conservatory which extends approximately 2.4 metres to the rear and sits adjacent to the 1.5 metre high shared boundary fence with the application property. The proposed conservatory would similarly sit adjacent to the northerly boundary fence and would extend an additional 0.6 metres to the rear than the neighbouring conservatory. On balance it is considered that the slight increased projection of the rear wall of the proposed conservatory in comparison to the neighbouring conservatory would be unlikely to cause any harmful loss of light to the occupiers of the northerly neighbouring.

The northerly side wall of the proposed conservatory would incorporate three high level glazed windows which would sit at a higher level than the neighbouring conservatory. Given the high level nature of these windows and

their elevated position above the northerly neighbour's conservatory it is not considered that they would cause any direct loss of privacy to the occupiers of the northerly neighbouring bungalow. It is however considered that they should be fixed shut to avoid any overhanging to the neighbouring site and to protect the amenities of the northerly neighbouring occupiers.

To the south the proposed conservatory structure would be distanced by 8 metres to the neighbouring bungalow and the conservatory would also be predominantly screened to the southerly neighbouring property by the existing detached garage to the south of the application property. The proposed conservatory would be distanced to the garden of the westerly neighbouring property by 10 metres and to the westerly neighbouring dwelling by 30 metres. At this distance, it is not anticipated that the proposed conservatory would cause any loss of privacy to the occupiers of the westerly neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard Time Limit
2. Approved Plans
3. Matching Materials
4. Northern high level windows to be fixed shut

Informative

1. PFA Contamination Shoreham Beach Informative
2. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 21st April 2015

Authorised by: Jo Morin Date: 22.04.2015