Development Management - Delegated Officer Report

Application Number:AWDM/1098/12 **Recommendation – Approve**

Site: **50 Rainbow Square, Shoreham-by-Sea**

Proposal: **Single storey rear conservatory**

Date of site visit: 25 September 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site relates to a recently built three storey semi detached house located on the south side of Rainbow Square opposite Southlands Way. Rainbow Square and surrounding residential streets have been recently built as part of the residential redevelopment of part of the Southlands Hospital site.

Planning permission and Conservation Area Consent was granted in February 2010 for the comprehensive redevelopment of the redundant west part of Southlands Hospital (ADC/0287/09 &ADC/0288/09) refer).

Condition 25 of planning permission ADC/0287/09 removed householder permitted development rights including those in relation to Class A extensions. This control was retained due to the high density nature of development.

Permission is therefore sought to construct a single storey rear conservatory at the application site. The conservatory would measure 3 metres in depth and 4.28 metres in width and would have a hipped roof up to 3.5 metres in height. The conservatory would be PVCu with a brick dwarf wall to its base. Matching materials are proposed.

Relevant site history

As above

No. 2 – permission granted for a 2.9 metre deep conservatory (AWDM/716/11 refers)

Consultations

West Sussex County Council:

Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Representations

One letter of representation received from the occupier of a neighbouring dwelling raising concerns that a 2.7 metre deep limit was given for their conservatory and so they would expect this to be the case at the application site. An objection is raised to a conservatory exceeding this depth on the grounds of it blocking views and being unsightly and concern over the use of reflective glass for the roof and the potential for glare into bedroom windows.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment
The neighbouring conservatory at No. 2 Rainbow Square was approved at a depth of 2.9metres (AWDM/0716/11), and not 2.7m as described in the representation. 2.9 metres was the depth applied for and was not a specific requirement and so the application was considered on this basis, likewise this application should be considered on its own individual merits.

The depth of the conservatory would result in the garden length being reduced to approximately 8 metres and with an area of 40m^2. The resultant garden area would be small and the length of the garden would be below the DC standard. However it is considered that the garden area would be not so reduced that it would be unusable space for this particular size of dwelling, having regard also to the additional useable space to be provided by the proposed conservatory itself.

Having regard to the scale of the proposed conservatory and the relationship with the neighbouring houses, the conservatory would not pose any significant impact on residential amenity in terms of loss of light, outlook or privacy. The conservatory would be well removed from the neighbouring property to the west with an intervening side access providing separation between the two properties and the proposed conservatory is of a similar scale to the existing conservatory at No.2 to the east and would extend only 10cm beyond the neighbours' conservatory. The comments made in the representation are noted but this additional depth and potential glare from windows would not pose any significant threat to residential amenity to warrant refusal of the application.

The proposed conservatory is of an appropriate scale and its typical design would not be harmful to the visual amenities of the site or surrounding area. The use of matching brickwork will ensure the development blends well with the recipient building.

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of potential contamination.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Brick to match existing dwelling etc
3. Side window (east) to be obscure glazed
4. Permission relates to approved plans:
   Drawing No: 5343/01 entitled 'Existing Plan and Elevations' deposited 10 September 2012
   Drawing No: 5343/02 entitled 'Proposed Plan and Elevations' deposited 10 September 2012
   Drawing No: 5343/03 entitled 'Site Location and Block Plan' deposited 10 September 2012

Informative - Contamination precaution

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

Case Officer: Rebekah Smith Date: 18 October 2012

Authorised by: Peter Barnett Date: 22 October 2012