Development Control – Delegated Officer Report

Application Number: ADC/0390/07 **Recommendation – Permit Application**

Site: **4 Sussex Wharf Shoreham-By-Sea West Sussex BN43 5PS**

Proposal: **Proposed rear conservatory**

The Application

The application site contains a three storey middle terrace house located on the southern side of Sussex Wharf, Shoreham-by-Sea. The house forms part of the harbour regeneration project approved in 2003 (SU/56/03/TP) within which all permitted development rights have been removed.

The applicant is proposing erection of a rear conservatory measuring 3m x 3.7m (11.1m^2), extending across the rear of the dwelling with a 0.4m and 0.175m gap along the western and eastern boundaries respectively.

Surrounding development incorporates a variety of three storey terrace homes and multi-storey flat development. A children's playground is located directly outside the front door of the dwelling.

Consultations and Representations

Council has received no correspondence with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Development Control Standard No.3 (Extensions & Alterations to Dwellings).

Planning Assessment

The application property has an existing rear garden length of 12.5m, although the last 5m is extremely narrow (2m) reducing the useable length to 7.5m and an area of approximately 32m^2. A minimum of 65m^2 is recommended in Council's Development Standard No.3 for 3+ bed terrace homes.

The proposed conservatory will reduce the useable area of the backyard down to approximately 19.2m^2 (excluding the narrow strip at the rear and those smaller strips located along the fence on both sides of the conservatory). Whilst this represents a further reduction to the minimum standard set out in Development Control Standard No.3, the loss in space is offset by the availability of other outdoor space in the immediate vicinity, in particular the children's playground located directly in front of the dwelling.

The use of a hipped roof with a 3.3m maximum height, the setbacks from side boundaries, and the existence of 2m high fencing along the side boundaries of the

plot are sufficient to ensure that the development is not overbearing on abutting development and will prevent any overlooking of adjoining back yards.

Furthermore, the proposed size and materials of the conservatory are similar to those of another application that was approved in the general vicinity of the plot (ADC/0190/06).

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Time Frame)

2. C14Aii (Amended Plans 27/7/07) AH 7 OQ1
3. C12Ei

Case Officer: D. Reynolds

Date: 30/7/07

30/7/07