Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1220/13

Site: **79 Greenways Crescent**

Proposal: **Rear Conservatory**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

A rear conservatory to measure (at max) 3.8 metres in height,3.9 metres in length, and 4.8 metres in width.

The application property is a mid-terraced two-storey building on a tree lined street in an outer residential suburb of Shoreham. It has already been extended at the rear by way of a flat roof single-storey extension.

The land on the application site falls north-to-south.

Relevant Planning History

None

Consultations

Representations

None

Relevant Planning Policies and Guidance

Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the conservatory would not be inappropriate in relation to the rest of the building. It would be of matching materials to the host building. It is positioned around the back of the building so would not be visible to the public.
No visual harm would result from it.

Residential amenity – effect on existing dwellings

It is the immediate neighbours to either side who would be principally impacted upon by this development (it is physically removed from the remainder).

Neighbour to north

This neighbouring building has itself been extended by way of a single-storey rear conservatory. The length of proposed conservatory at No. 79 would only project marginally beyond this. It is predominately glazed and light weight in its design. No overbearing and overshadowing would therefore result.

Existing boundary screening avoids any intrusive views and overlooking onto the neighbour, so the potential for unacceptable loss of privacy is negated.

Neighbour to south

This neighbouring building is at a lower height to the application property and has a single storey extension at the rear to a similar depth as the existing extension at the application property.

The conservatory would overbear onto this neighbour, and some light and outlook would be lost to the habitable rooms close to the shared boundary facing out into the garden. However the conservatory roof which would protrude over the existing boundary screening would be glazed and allow for borrowed light. This neighbour has a large garden to allow respite from any shading caused by the conservatory.

For these reasons, the severity of any overbearing and overshadowing that would occur would not be materially harmful to the living conditions of that neighbour.

Existing boundary screening avoids any intrusive views and overlooking onto the neighbour, so the potential for unacceptable loss of privacy is negated.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 20-11-2013

Authorised and signed by: Peter Barnett Date: 20 November 2013