Development Control – Delegated Officer Report

Application Number: AWDM/1596/19 Recommendation – APPROVE

Site: 1 Coral Close, Shoreham-by-Sea, BN43 6AZ

Proposal: Installation of rear conservatory to west elevation.

Date of site visit: 29.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is within a new development and is an end of terrace 3 storey dwelling. Unusually, the adjoining 2no. dwellings within the terrace relate to no.'s 73 and 71 Rainbow Square.

The rear garden of the application site sides onto Coral Close, and has a brick wall directly abutting Coral Close. A shed within the rear garden of no. 2 Coral Close is positioned next to the side boundary wall and extends above the wall by some 500mm.

The terrace of the application site is on raised land from the rear terrace no.'s 2 – 4. This can be clearly seen from the side in Coral Close where there is a step down to the path from the car parking area. The change in levels is some 400mm from the application site down to the terrace to the rear.

The proposal seeks permission for the erection of a glazed, hipped roof conservatory on the rear (side) of the dwelling measuring approx. 4m wide x 3m deep x 3.2m high. Permission is required because the original planning permission for the development as whole (ADC/0287/09) removed PD rights for extensions.

Planning History: None

Consultations: None

Representations: 2no. letters of Objection from 4 Coral Close:

- 1 Coral Close has been built on a higher ground level to our house and therefore appears to look down into our property
- Any building that comes nearer to our property and is made completely of glass will further intrude on our privacy
- Due to the position of our garden gate and shed we are unable to obscure our property from view with planting.
- Further to our comments earlier, if we could agree on some sort of fencing or planting at number 1 Coral Close, that would address our concerns, we would have no objection to the planning proposed.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed development of a rear conservatory.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The terraced dwelling backs onto the rear gardens of the terrace to the rear (albeit that there is a rear alley between the application site and no.'s 2 to 4 Coral Close). The rear properties are some 400mm lower than the application site, and therefore will be a degree more of potential overlooking. The existing rear fence to no. 1 is approx. 2m high. The existing patio area to the rear of the property is on marginally raised land from the bottom of the fence at the rear. Thereby, currently someone can stand on the patio area and view over the rear fence to the properties to the rear, but particularly no. 4. This therefore is an existing situation.

A tree is currently positioned between the application site and no. 3, thereby limiting views to this property; and there is a currently a shed at the other corner of the rear garden which limits views into the rear garden of no. 2.

The construction of a conservatory to the rear of the application, being glazed will provide a degree of overlooking to the properties to the rear, but it is not considered to be materially more than is currently experienced from the patio or from the glazed French doors abutting the patio.

Further, the adjoining neighbour to no. 1, no. 73 Rainbow Square, has a full length glazed patio door plus a glazed Juliette balcony screen, at first floor level, which must directly overlook no. 4.

Taking all these material factors into account, it is not considered that the provision of a glazed conservatory will result in materially more overlooking than the current situation.

The conservatory will be viewed outside of the site within Coral Close, but this is not an unusual factor within the streetscene, given that other garden sheds etc. are clearly viewed. Other dwellings on the estate have been extended previously, of varying depths in the region of 2.5m, 2.9m and 3m (including at

4 Coral Close). The current proposal would be in keeping with those extensions and is considered to be acceptable.

Residential Amenity

The neighbouring residential properties that could be affected by the proposal would be no.'s 73 Rainbow Square and no.'s 2, 3, and 4 Coral Close.

The effect onto the properties to the rear has been discussed above.

The neighbouring property no. 73 Rainbow Square could be affected by overlooking issues due to the fact that the conservatory is close to the boundary. However, the fence is some 2m in height which will act as a general screen with regard to overlooking. It is thereby considered that the glazed conservatory will not result in material overlooking of the adjoining property

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

Informative
1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.12.2019

Authorised by: Peter Barnett Date: 23 December 2019