Development Management – Delegated Officer Report

Application Number: AWDM/0950/15 Recommendation: APPROVE

Site: 305 Upper Shoreham Road, Shoreham-by-Sea

Proposal: Single-storey conservatory to east side elevation. Replace existing conservatory with single-storey rear extension to south elevation.

Date of Site Visit: 9 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the construction of a single-storey conservatory to east side elevation and to replace an existing conservatory with a single-storey rear extension to south elevation.

The application site is located on the corner of Old Shoreham Road and Oxen Avenue and sits to the south of the former and the east of the latter. It is a large detached and generally well screened property. The rear garden sits on a higher level than the road in Oxen Avenue. The properties to the west in Old Shoreham Road are generally as spacious with good sized rear gardens.

Planning History:

Extensions most recently approved in 2002 and 2007.

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks to upgrade existing housing stock within the built-up area to which there is no objection in principle.

The conservatory to be replaced is not of any especial merit and is not entirely in keeping with the property but does not have any impact from public viewpoints. Its replacement with a brick and tiled roof extension will be more in keeping with the property and there is not considered to be any objection to its construction.

The conservatory proposed on the eastern side is closer to the neighbouring property. This elevation already consists of a couple of additions to the property and does not present a particularly uniform appearance, not that it can be seen from public view apart from the north elevation of the extension nearer to the front of the house. The proposed conservatory will bring more cohesion to this elevation. Since there are facing doors and windows on this side already to the neighbour and this single storey addition will be viewed against the higher profile of the house, it is not considered there will be any material impact.

The application is therefore considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Matching Materials
03 Approved Plans

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

Case Officer: Gary Peck Date: 24 July 2015

Authorised by:  Date: 29th July 2015.