~~PC~~
~~17/4/08~~
Expiry
12/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0145/08 **Recommendation – Permit Application**

Site: **54 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WJ**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Shoreham within a row of similar semi-detached two storey dwellings. The street comprises of a mixture of detached, semi detached and terraced two storey dwellings. The property is set back from the highway with a front garden area enclosed by a dwarf wall and a side shared driveway which leads to a single garage set back to the rear of the dwelling. The property as existing has a rear flat roof dormer with rooms in the roof.

Permission is sought to add a rear conservatory to the property. The proposed conservatory has a maximum depth of 3.9 metres along the boundary with no. 56 with a maximum width of 3.2 metres. The maximum height of the conservatory is 3.1 metres with a pitched roof.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Polices and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings and states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and by sympathetic to the original dwelling.

Residential Amenity

The main property to be affected is 56 Connaught Avenue which is the attached semi detached property. This property has a single storey lean-to extension as existing to the rear of the property which is built up to the boundary, this extension is 3.2 metres deep. The proposed conservatory will extend 0.7 metres further than the existing extension next door, there will therefore be no adverse impact in this case with regards to loss of light or overbearing impact.

Visual Amenity

The proposed conservatory is located to the rear of the property and is therefore not visible within the street scene. The conservatory is considered to be in keeping in scale and size with the existing building and will not have any adverse impact on the character and appearance of the existing building or the surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
~~2. C12Ei~~

Case Officer.....Date.....14/4/08

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