Expires 21.12.06.

Development Control – Delegated Officer Report

Application Number: ADC/0400/06 **Recommendation - Application Permitted**

Site: **13 The Burrells Shoreham-by-Sea West Sussex BN43 5HF**

Proposal: **Rear conservatory**

The Application

The property contains a single storey bungalow with brick elevations and a tiled gabled roof. The bungalow has a rear extension protruding approximately 5m from northern side of the rear elevation. The property is accessed from the west side of The Burrells.

The application proposes a rear conservatory to be located on the southern side of the existing rear extension extending out 5m from the rear elevation of the dwelling, in line with the rear extension, and extending 5.25m across the rear elevation of the dwelling. The proposed conservatory will have elevations of brickwork to match the existing and double glazing, with tinted glass roof sheets.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main issues of this application are the impact of the proposed conservatory on adjoining residential amenity and on the character of the existing dwelling.

The neighbours to the north no. 15 The Burrells will not be able to view the proposed conservatory as it is to be located to the south of the existing rear extension which projects out alongside the shared boundary.

The neighbours to the south no. 11 The Burrells have a rear extension protruding approximately 5m from the rear elevations of both no. 13 and no. 11 The Burrells along their shared boundary. The proposed conservatory will not protrude past their existing rear extension. There will also be a gap of

approximately 5m in between the proposed conservatory and the existing rear extension at no. 11 The Burrells. Given the existing extensions on both the adjoining property to the south and at no. 13 The Burrells, there will be no undue impact on adjoining residential amenity as a result of the development.

The proposed conservatory will not have a significant impact on the character of the dwelling or on the street scene, being located to the rear of the property. Even with the proposed conservatory extension there is still an 11m gap to the western rear boundary which is in accordance with the required rear garden area as outlined in Council's Development Control Standards No. 3 'Extensions and Alterations to Dwellings'.

The proposed conservatory should be approved.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci

Case Officer:.[redacted].....

Date:....28/11/16.....

[redacted] 28/11