DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: AWDM/0816/11	Recommendation – APPROVE
Site	4 Newtimber Gardens Shoreham-By-Sea West Sussex BN43 5GQ
Proposal:	Replace existing conservatory with single storey rear extension with pitched roof

NEIGHBOURS CHECKED: Yes

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None

PRPOSAL, SITE AND SURROUNDINGS:

The property is a semi detached estate house within a residential cul-de-sac (1960-1970). It has previously been enlarged by a single-storey brick-built rear extension with a lean-to roof. The property has a modest rear garden in keeping with the size of the house. There is 1.5 metre high timber fencing on the southern boundary and 1.8 metre high fencing on the northern boundary.

No.5, the attached house (on the south side) has a rear extension with a solid brick wall up to the boundary. The property to the rear of the application site, No. 43 The Drive, has a longer garden with a modest lean to rear conservatory. The properties to the north have adjoining rear gardens and are on higher ground.

Permission is sought to remove the existing lean-to conservatory on the rear elevation and replace it with a single storey rear extension 3.3m deep with a tiled lean-to roof using concrete interlocking tiles to match the main roof, including two roof lights within the roof slope. Both the north and the south walls of the extension are to be solid brick walls with facing brickwork to match the existing buff coloured brickwork. The proposed new doors and windows are to be white PVCu to match existing. The replacement rear addition would be slightly deeper than at No.5.

RELEVANT PLANNING HISTORY:

There is a Tree Preservation Order (13/53/1/95/SU) on the site. However, as the tree is in the front garden it will not be effected by the proposed rear extension.

RELEVANT PLANNING POLICIES:

Adur District and Local Plan and saved policies AG1, AH7
DC Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan CC1, CC6, BE1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None

PLANNING ASSESSMENT:

The main consideration in this case is the design and appearance of the proposed extension and the effects on the amenities of the neighbouring properties to the north, the east and to the south of the property.

The depth of the proposed extension accords with the above DC Standard and is in keeping with the modest scale of this property. It is sited to the north of the attached neighbour and would have limited impact on the amenities of that property which has itself been enlarged.

RECOMMENDATION:

APPROVE FOR THE REASON:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1 and AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to conditions:-

1. Standard time limit
2. Approved drawings
3. Materials to match existing
4. No windows in the south elevation shall be installed without the prior approval of the LPA

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION

NO

DELEGATED

Case Officer
Sign…….Julia Odell……..Date……1 December 2011……..

Authorising Officer
Sign……Jo Morin……..Date……1 December 2011