Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0309/13

Site: **9 Amber Close, Shoreham-By-Sea**

Proposal: **Rear conservatory**

Date of site visit: 5th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a recently built end of terrace dwelling located within the residential redevelopment of the former Southlands Hospital site. Planning permission and Conservation Area Consent was granted in February 2010 for the comprehensive redevelopment of the redundant west part of Southlands Hospital (ADC/0287/09 and ADC/0288/09)

Condition 25 of planning permission ADC/0287/09 removed householder permitted development rights including those in relation to Class A extensions. This control was retained due to the high density nature of development.

Permission is therefore sought to construct a single storey rear conservatory at the application site. The conservatory would measure 3 metres in depth and 4 metres in width (set in slightly from either side of the house) It would have a pitched roof up to a maximum height of 3.2 metres. The conservatory will have a glazed roof with doors on the west side.

Relevant site history

As above.

50 Rainbow Square – rear conservatory AWDM/1098/12
2 Rainbow Square – rear conservatory AWDM/716/11
195 Upper Shoreham Road – rear conservatory AWDM/1309/12

Representations

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

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. 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.

The three conservatories permitted elsewhere within the residential Southlands Development are 2.9 metres and 3 metres in depth therefore this extension is comparable at 3 metres.

The depth of the conservatory would result in the garden length being reduced to approximately 8 metres with an area of 54m2. The resultant garden area would be small and the length of the garden would be below the DC standard. However it is considered, on balance, that the garden area would be not so reduced that it would be unusable space for this particular size of dwelling, also having regard to the additional useable space to be provided by the proposed conservatory itself.

Having regard to the scale of the proposed conservatory and the relationship with the neighbouring attached house to the east the conservatory would not pose any significant impact on residential amenity in terms of loss of light, outlook or privacy. There is a larger distance of 2 metres between the dwelling to the west and the proposed conservatory and similarly there will be no adverse impact.

The conservatory will be visible from the dwelling directly to the north there will however be no loss of light or overbearing impact.

The proposed conservatory is of an appropriate scale and its typical design would not be harmful to the visual amenities of the site or surrounding area. The use of matching brickwork will ensure the development blends well with the recipient building. A condition is attached to ensure that the glazing in the east side elevation is obscured to limit any overlooking.

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, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. The windows in the east side elevation of the extension hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way.
4. Permission relates to approved plans

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 11th June 2013

Authorised by: Jo Morin Date: 13 June 2013