~~Re 21/5/08~~

Expiry 20/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0159/08 **Recommendation – Permit Application**

Site: **22 Woodards View Shoreham-by-Sea West Sussex BN43 5LH**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Shoreham Beach. A detached bungalow with hard standing to the front and a flat roof garage set back to the side of the bungalow.

Permission is sought to erect a conservatory to the rear of the dwelling which will extend in line with the rear of the existing garage 4.8 metres in depth and 4 metres wide with a pitched roof.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (Saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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

Residential Amenity

The main properties to be affected are no. 24 and no. 20 either side of the site. The conservatory is set within the boundaries with both of these properties and the garage will screen the conservatory to some extent although the pitched roof will exceed the height of the existing adjacent flat roof garage. There is not considered to be any adverse impact in this case.

Visual Amenity

The conservatory is sited to the rear of the property and therefore it is not visible within the street scene. The conservatory is considered to be in keeping in design and scale with the existing dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date...24/4/08

PB 25/4/08