Expiry
14.10.08

# Development Control – Delegated Officer Report

0414

**Application Number: ADC/0246/08** **Recommendation - Permit**

**Site:** **15 Dolphin Mews, Shoreham, West Sussex. BN43 6QA**

**Proposal:** **Replacement rear conservatory**

## The Application

The application property is a mid-terraced house on the west side of Dolphin Mews located within the built-up area of Shoreham.

The application is for a rear conservatory that would be 4.3m in width, by 3.5m in depth, by 3.3m in height to the apex of the roof. It would be constructed in mainly uPVC framework on a 0.8m brickwork plinth.

A former rear conservatory was demolished to enable the erection of a large rear dormer allowed under permitted development. The proposed conservatory would have the same footprint size and would utilise the existing slab. The southernmost house in the terrace (No.17) has been extended with a rear conservatory also under permitted development.

## Consultations and Representations

## 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.'
PPS 1 '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.

***Visual amenity***
Visually the conservatory would not be seen from the front of the house and it would therefore not materially alter the visual amenity of the streetscene. The scale and form of the building relate sympathetically to the existing building and other conservatory at No.17 and is therefore considered to be acceptable.

***Residential amenity***
The proposed conservatory would be located adjacent to the boundary fence with both of the attached houses (No's 14 & 16) and whilst the 1.8m high boundary fence would prevent any element of overlooking, similar to when standing in the existing garden, the raised interior floor level would allow for overlooking from an elevated position. Therefore it is considered to ensure privacy the side windows should be obscurely glazed and fixed shut.

The above Development Control Standard states that a minimum garden length of 11.0m should be retained in the case of extending to the rear of properties. The retention of such a length garden is generally considered to retain privacy from properties which are sited to the rear. In this case the rear garden backs onto the side of the property to the east (No.7 Eastern Close), a two storey gable ended house with no windows in the west side facing elevation.

It is considered that No.7 Eastern Close would experience no loss of privacy from the proposals, and although the resultant garden length would be reduced to 7.0m it would not appear out of keeping in character for the area, or be such a reduction in size that it would be considered to be too small for the dwelling.

**Recommendation**

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Eii - amended
   The materials and finishes of the external walls of the conservatory..... prior to the use of the conservatory,...etc
3. C18C3 – amended
   The windows in the north and south side elevation of the conservatory shall at all times...etc.

Case Officer:
Date: 09.09.08

PB 12/9/08