Development Control – Delegated Officer Report

Application Number: AWDM/1031/20 Recommendation – APPROVE

Site: 7 Burnside Crescent, Sompting, BN15 9TN

Proposal: Proposed conservatory to north east elevation

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site, and site visit photos.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

No. 7 Burnside Crescent is positioned on the east side of the street within the inner loop of the Crescent, and has a garage extension to its rear on the north east corner.

Burnside Crescent is in the shape of a horse shoe and leads off Carnforth Road, and the properties within the inner loop are positioned at an angle to one another and from the street. The locality in general is residential in character and compromise predominantly bungalows. Burnside Crescent appears to be open plan.

The site is not in a conservation area and is not a listed building.

The proposal seeks permission for a rear conservatory extension on the rear south east corner of the dwelling. The extension will measure 4m long x 3m wide x 3m high

Relevant Planning History:

AWDM/0502/16 Single storey infill rear extension to east elevation (joined to existing detached garage.
Approved 17.05.2016

S/119/79 Single storey lounge and kitchen extension.
Approved 15.10.1979

Consultations: None

Representations:

Sompting Parish Council: No objection. One Councillor did query the length of the conservatory showing as 4m in one case and 3.5m in another

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to proposed development for single storey rear extensions.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character of the dwelling and its surroundings.

Visual & Residential Amenities

The proposed conservatory extension will be to the rear of the bungalow, and will measure some 4m in length x 3.5m wide x 3m to the ridge, the shorter measurement shown on the plans refer to internal measurements as notated on the plans.

The length of 4m is a little more than that suggested within the SPG 'Extensions and alterations to dwellings', but due to the fact that the garden 'kicks out' on the west side, the conservatory will be positioned approx. 2m from the mutual boundary with no.9 where it adjoins the existing dwelling, and approx. 2.5m to the boundary from the eastern end of the proposed conservatory. There is a fence some 1.8m in height onto this boundary and no. 9 appears to have some landscaping slightly higher than the fence, and also an overhanging tree onto the application site.

No. 9 has a single storey structure to the mutual boundary with the application site which will predominantly screen the proposed conservatory from an oblique angle view, and the large canopied tree is behind this which will contribute to the screening if needed. Further as the conservatory is a light, glazed structure, it will have minimal impact, if any, onto no. 9.

The properties to the rear are more than 30m distant, and therefore will not be affected by the proposal.

The existing garage structure is close to the boundary with no. 5 to the north, which will help screen the conservatory from view from that property, and in any case the conservatory is located some 9m from the boundary to no. 5, thereby there will be no material loss of existing residential amenity to this neighbouring property.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials plinth wall

Informative

1 Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.10.2020

Authorised by: Peter Barnett Date: 9 October 2020