Expiry Date - 30/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0373/10 **Recommendation – Permit Application**

Site: **36 The Crescent Southwick Brighton West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a two storey semi detached property within the built up area of Southwick. There is off street parking to the front and a long rear garden. Permission is sought to build a rear conservatory, originally submitted as 3.9 metres deep and 4 metres wide, the conservatory is shown to be built up to the boundary with the attached semi, no. 34 The Crescent. Following advice from the planning officer amended plans have been received showing a revised design, reducing the depth along the boundary to 3 metres with the conservatory stepping in from the boundary. The maximum depth and width remains at 3.9 and 4 metres respectively. The conservatory has a maximum height of 3.4 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adur District Council 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

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 those either side of the site; no. 34 the attached semi to the south west and no. 38 to the north east. It is not

considered that the conservatory as amended will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The depth of the extension adjacent to the boundary is limited to 3 metres and is to the north of the adjacent property. It is therefore not considered that there will be any loss of light or overbearing impact as a result of the proposal.

Visual Amenity

The conservatory is to the rear of the property therefore not visible within the street scene. It is in keeping in design and scale with the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. JW/10/048 – received 10th November 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.
4. C18Eii - south west wall

Case Officer Hannah Barker Date