Development Control – Delegated Officer Report

Application Number: AWDM/1047/14 **Recommendation – Approve**

Site: **1 The Crescent**

Proposal: **Rear conservatory**

Date of site visit: 19.9.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two storey property with existing flat roof single storey extension and side garage.

The surrounding area is a residential street, just on the edge of the centre of Southwick.

The proposal is for a single storey rear extension with glazed roof to measure (At max) 3.2 metres in height, 3.4 metres in length, and 5 metres in width. It is to be built off an existing extension, resulting in an overall projection from the rear of the house of approximately 6.8m.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension is to be at the rear, not visible from public vantage point.

Its scale is appropriately domestic, and it will be built of matching materials.

No visual harm would arise from it.

Residential amenity

The neighbour principally impacted upon by this development is the one adjoining (it is physically removed from the remainder so as to avoid harm)

The adjoining neighbour has itself been extended off the rear, already. The proposed conservatory would protrude some 2.4 metres beyond the end wall of this extension. Such a length would satisfy the Council's adopted standard considered sufficient to negate materially harmful overshadowing and overbearing. The roof is also glazed.

The lack of windows/openings in the flank facing the adjoining neighbour means direct views onto this neighbour and unacceptable loss of privacy would be avoided, with oblique views screened by boundary treatment.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External materials to match

Informative

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: Matthew Porter Date: 19-9-2014

Authorised by: Peter Barnett Date: 19 September 2014