Development Control – Delegated Officer Report

Application Number: AWDM/0278/17 Recommendation – APPROVE

Site: 51 Rainbow Square, Shoreham-by-Sea, BN43 6AX

Proposal: Rear conservatory

Date of site visit: 04.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

New housing estate built in the grounds of Southlands Hospital on former older, hospital related buildings such as wards, nurses accommodation and before that a workhouse.

The estate has predominantly 3-storey, terraced properties many in yellow brick, with grey roofs and solar panels on the roof. Numbered allocated parking to the front of the properties, small areas of landscaping to the street side of the development.

The application site is two storey end of terrace and not yellow brick, but a more pink colour. The ground floor front is brick faced up to the heads of the ground floor windows and above the brick is cream coloured render. It has a relatively small rear garden, fenced on two sides, and a double sided plinth wall on outside side, the fencing is approx. 1.8m in height and the wall approx. 2m. There is a shed across the back fence. A patio area, approx. 2.6m deep lies directly behind the house and beyond that the former grassed area which is now covered with faux grass.

Behind the property is an alley and beyond that is a nursing home, which is of yellow brick work and grey roof.

Proposal

Permission is sought for a rear conservatory measuring approx. 6.2m wide x 2.55m deep x 3.2m high to the ridge (3.5m to the top of the finial).

The walls will be brick faced, and a set of double glazed doors will be in the north elevation, and the west elevation will have 4no. glazed bifold doors. The remaining elevation (south) will be brickwork only, and will be positioned directly abutting the side boundary wall.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be sited to the rear of the property and up hard to the south boundary wall. Both the north and the west elevations will have glazed doors and the west elevation will have 4no. glazed bifold doors. A depth of approx. 5m of grassed area will remain following the development.

The rear of the site there is a large, yellow brick nursing home, and the rear elevation of that building will be approx. 15m away at its maximum and approx. 9m from the nearest point.

The extension is located at the rear and will be seen outside of the site, but generally only the upper area of the building. Other dwellings within the estate have rear conservatories that can be viewed above the boundaries; therefore the proposal will not be out of keeping with the locality.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The conservatory will be partially viewed above the boundaries, but it is not in direct contact with the neighbouring property to the north and is between 9 and 15metres from the nursing home to the rear. It is therefore considered that the conservatory will not result in a material loss of residential amenities to the neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment by the LPA.

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

Case Officer: Eve Hearsey Date: 06.04.2017

Authorised by: Jo Morin Date: 07.04.2017