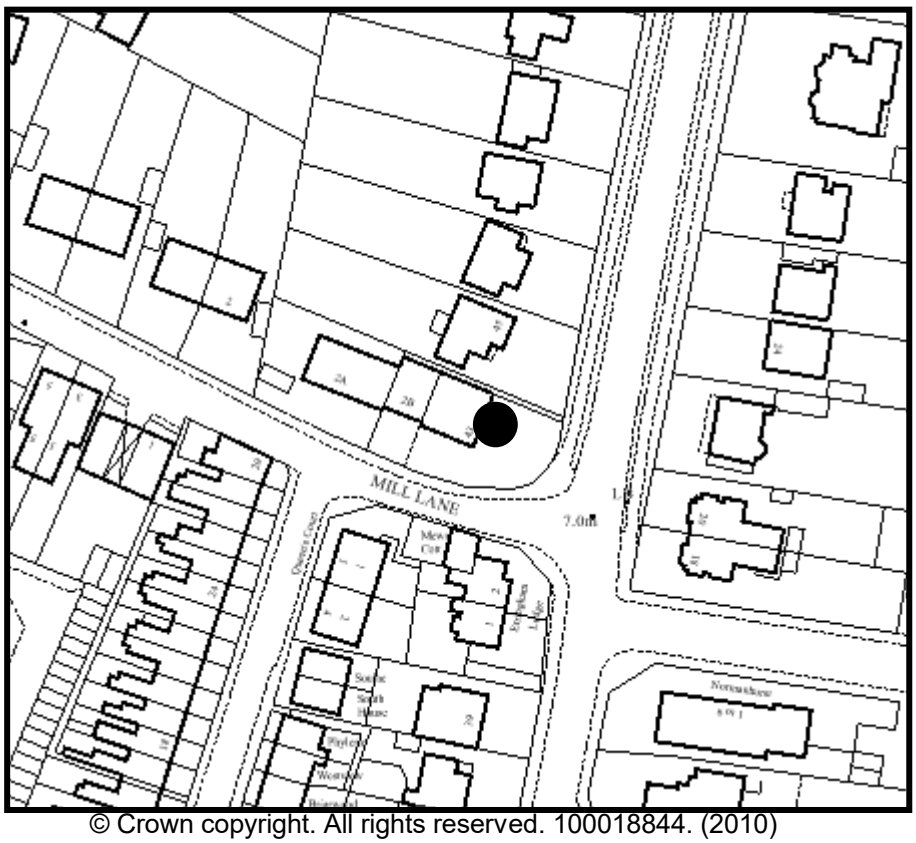
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Application Number: ADC/0099/10 Recommendation - APPROVE

Site: 43 Buckingham Road, Shoreham-by-Sea BN43 5UB

Proposal: Orangery (conservatory) on east side.



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The Application

The application relates to a 1930's house located at the eastern end of a 'terrace' of three individual dwellings created from a former 17-bedroom nursing home. The application relates to the original house which is sited on the north corner of the junction of Buckingham Road and Mill Lane.

The permission granted in 2000 for the subdivision of the nursing home into three dwelling units with 6 car parking spaces (SU/8/00/TP) was subject to a condition removing the 'permitted development rights' from all three dwellings.

Permission is now sought for a conservatory (termed 'orangery' by the applicant) on the eastern elevation of No.43, facing Buckingham Road. As now amended, it would be 3.6m wide, by 3.8m deep, by 3.3m high (as compared to 4.1m wide by 4.9m deep by 3.7m high as originally submitted). It would be built with a brick plinth to match that of the existing house, with painted hardwood structure, window and door frames, and a double glazed roof lantern.

Consultations and Representations

Third Parties: 2 letters of objection have been received, from the residents of No's 20 and 45 Buckingham Road.

No.20, located on the opposite side of the road, states that they have had some problems in the past where previous owners have had parties or doors open late. Any noise is clearly audible in their bedroom despite the hedging and their secondary glazing. They suggest that the doors should be made to open to the south rather than the east, and that the roof be made to a soundproofed standard to prevent noise escaping.

The residents of the house (No.45) directly to the north of the application site, state that the proposed conservatory would extend significantly beyond the established 'building line' of the houses on the west of Buckingham Road, and would impact on the aesthetics of this area of Shoreham. The existing hedge is not a permanent feature and could be removed at any time thus rendering it irrelevant. The additional development of this size will further add to the already increased building density on the site to an unacceptable degree. They also feel that the size and orientation of the development represents a disproportionate and aesthetically unsympathetic addition to the property. The roof design makes it appear as a stand-alone development only loosely connected to the house. The architectural details, such as the external corner columns and spherical apex end feature, would jar with the pleasing local style of the existing house and the general architectural building style in this area. The significant size of the conservatory located on raised ground will reduce natural light to their property, especially in winter, and the loss of the hedge will result in overlooking as the north side of the conservatory is fully glazed.
[NB. the residents of No.45 Buckingham Road have requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built-up area of the District will be permitted provided that it does not detract from the existing local urban environment.
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, 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 and accord with the Council's Dc standards.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that front extensions are particularly difficult to incorporate successfully with existing houses and streetscene. They should not extend significantly beyond the 'building line', or abut side boundaries. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed conservatory (orangery) has been amended by the applicant's agent and would now project by 3.8m from the eastern elevation of the building, rather than the 4.9m as originally submitted. It would be inset from the northern elevation by 2.1m, and from the northern boundary by about 3m, and an adequate garden area of 190sqm would remain.

It is considered to be a high quality design. It would have a matching brickwork base with a hardwood frame and double glazed windows and roof. It is clearly of a much higher standard than a typical UPVC conservatory structure. Whilst its design does not match the house, it is not considered that it would appear unduly out of place.

The applicant's house has evolved through the years from its conversion into a nursing home, extensions to the rear, and then conversion back to a house. This has resulted in it having only the original front garden (on its east side) as its external amenity space. Its frontage is onto Mill Lane, where the front door and off street parking are located, whereas the eastern elevation has a pair of glazed doors opening onto a tiled patio area. The house is sited above road level with the garden being completely bounded by a high evergreen hedge, screening it from public view.

The houses on the west side of Buckingham Road have a fairly common 'building line' for the greater part. However, the three most southerly houses on this side (No's 47, 45 and 43) are at different angles and are not parallel with Buckingham Road. They are progressively set slightly further back within their plots (being respectively about 11m, 11.5m and 13m back from the highway boundary at their closest). The house to the south on the opposite corner of the Mill Road junction, is much further forward (about 7m from Buckingham Road boundary). The proposed conservatory would project in front of the building line of the house to the north but, bearing in mind that it would still be set back approximately 9.5m from the Buckingham Road boundary at its closest, it is considered that it would not appear too close to the road. The effect would be greatly diminished by the existing screen hedging but, even without the hedge, it is considered that it would not be so unsympathetic or visually dominant as to warrant refusal.

Residential amenity

The conservatory (orangery) would be inset from the north side of the applicant's house by 2.1m, making it approximately 3m from the north side boundary with the driveway of No.45 to the north. The distance of the side of the conservatory from the nearest corner (front entrance porch) of the house itself at No.45 would be 8.5m but at an oblique angle. The main front projecting bay window serving the living accommodation of No.45 is slightly over 10m away from the proposed conservatory. The part of the side boundary immediately in front of the applicant's house consists

of a wall with fence panel above with an overall height of about 1.7m but most of the side boundary of the front garden also has an evergreen hedge about 2.5m high. Given the separation that would exist, and that there would be no direct overlooking of habitable rooms, it is not considered that the proposed conservatory would result in unacceptable loss of privacy. Consequently, it is not considered reasonable to require the glazing in its north side to be obscured glass. It would also not be so large or close as to result in unacceptable overshadowing.

With regard to the representations about noise from the residents of a house over 35m away on the opposite side of the road, this would clearly not be a reasonable ground of refusal for a domestic conservatory.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External bricks and painted hardwood structure and frames to match) (amended)
3. The development hereby permitted shall be carried out in accordance with the following approved plan:-
   10308-01 Rev B (30.04.10) date stamped received 10 May 2010.

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