Development Control – Delegated Officer Report

Application Number: AWDM/0495/15 Recommendation – APPROVE

Site: 5 Cokeham Road, Sompting

Proposal: Conservatory to rear/side elevation.

Date of site visit: 05.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the southerly side of Cokeham Road. This is a predominantly residential area comprising a mixture of semi-detached and detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear. The application property has been extended with a single storey extension to the rear and dormers within the front and rear roof slopes.

Planning permission is sought for a conservatory to the eastern side of the bungalow. The conservatory would measure 4.6 metres in length, 2.4 metres in width and 3.3 metres in height. The conservatory would be constructed of white uPVC and glazing and incorporate a hipped clear glazed roof. The high level windows on the eastern side would be obscure glazed.

Relevant Planning History

ADC/0211/07 – Planning permission was granted in 2007 for a single storey rear extension.

Consultations

Sompting Parish Council *s*upports the application.

Representations

One letter of objection has been received from the occupier of 3 Cokeham Road who is concerned that the conservatory would cause a loss of privacy to her side kitchen window and a loss of light to her property.

Relevant Planning Policies

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed conservatory would be attached to the easterly side wall of the existing single storey rear extension. The proposed extension would therefore be set back a distance of approximately 17.5 metres from the road and would be predominantly screened from Cokeham Road by the existing garage to the eastern side of the bungalow. The conservatory roof would however sit slightly higher than the existing garage and therefore the glazed hipped roof of the conservatory would be partially visible from the road above the existing garage. The conservatory would however comprise a lightweight glazed structure that would appear as a smaller addition to the existing bungalow and would be set back some distance from the Cokeham Road. It is therefore considered that the proposed conservatory would cause no harm to the visual amenities of the street scene.

Residential amenity

The neighbouring occupier that would be most affected by the proposed conservatory is located in the easterly neighbouring bungalow, No. 3 Cokeham Road.

The proposed conservatory would extend from the easterly side wall of the single storey rear extension and would measure 2.4 metres wide. The conservatory would be distanced to the 2 metre high close boarded eastern boundary fence by approximately 0.9 metres and to the easterly side wall of the neighbouring dwelling by 2.5 metres. The easterly neighbouring occupier has raised concerns that the conservatory would overlook her side kitchen window and cause a loss of light to her property. The Case Officer has visited the easterly neighbouring property to fully assess the impact of the proposed conservatory on her neighbouring amenity.

The proposed conservatory would be set further back than the neighbour's kitchen window as a gap would be maintained between the existing garage to the east of the application property and the proposed conservatory. The conservatory would not therefore face the easterly neighbour's kitchen window but would instead face the rear garden of the easterly neighbouring property.

Against the eastern boundary fence there is a small timber shed within the easterly neighbour's garden which would align with the position of the proposed conservatory and block some views of the conservatory from the easterly neighbour's perspective. The proposed conservatory is however longer in length and as the internal floor level of the conservatory would be elevated above the ground floor level in line with the existing kitchen floor level, some of the high level easterly side windows would protrude above the 2 metre high fence line and face the neighbouring garden. The elevation plans show that the easterly high level windows within the conservatory would be obscure glazed to ensure there would be no overlooking into the easterly neighbour's garden or property. A condition will be attached to this approval that will require these high level windows to be obscure glazed and non-opening and it is considered that this would overcome any issues regarding loss of amenity to the occupier of the easterly neighbouring property.

The conservatory would be a lightweight glazed structure incorporating a total height of 3.3 metres in height and would not extend any further to the rear than the existing single storey extension. On this basis it is therefore considered that the proposed conservatory would not cause any harmful loss of light to the amenity of the easterly neighbouring occupier.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Materials to match existing
4. High level windows in eastern side of conservatory to be obscure glazed and non-opening

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 21st May 2015

Authorised by: Jo Morin Date: 21.05.2015