Expiry Date - 13/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0096/11 Recommendation – Approve

Site: 9 The Herons Shoreham-by-Sea West Sussex BN43 5UJ

Proposal: Rear conservatory

The Application

The application property is a semi detached dwelling located in The Herons, off Nicolson Drive. It has a flat roofed extension at the side/rear and a reasonably large side/rear garden. It is proposed to construct a conservatory to the rear of the extension, measuring 2.5m deep and 2.8m wide. It will have a sloping roof and will be no higher than the existing extension at 2.65m. In total, the conservatory will be 3.7m from the rear wall of the original dwelling. It will be 2.4m from the boundary with 10 The Herons.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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 AH7 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. The proportion of the garden area taken up by a proposal should not

be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 and character

The conservatory is a modest addition with a shallow sloping roof and will not appear out of character with the existing dwelling. It will not be widely visible from public views and, at 3.7m deep in total, it is only marginally deeper than that which is considered to be acceptable in the Council's DC Standard No.3.

Residential amenity

The only affected dwelling is the attached neighbour to the west, No. 10. It will be 2.4m from the boundary and will not affect light or outlook at No.10, which is separated by a closeboard fence on the boundary. No loss of amenity will occur therefore.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 18 March 2011:
   Scale 1:1250 Location Plan, Scale 1:500 Block Plan, Drawing No. 1 (Existing & Proposed Floor Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 April 2011