Expiry Date - 06/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0188/10 **Recommendation – Permit Application**

Site: **269 Old Shoreham Road Southwick West Sussex**

Proposal: **Enlarged rear conservatory (amendment to approval ADC/0511/08)** (retrospective)

The Application

The application property is the western half of a pair of semi detached houses located on the northern side of the A270, within the built up area of Southwick.

Permission is sought for a rear conservatory with an amended design from that originally permitted under ADC/0511/08. The permitted design was 6.7 metres in width at the maximum point and 2.6 metres in depth with a part curved southern elevation. A mono pitch roof was proposed with a maximum height of 2.6 metres, the conservatory was to be sited 0.6 metres from the eastern boundary with no. 271.

The current application is for a conservatory with an enlarged footprint from that previously approved. The conservatory is to be almost the entire width of the dwelling set in from the eastern boundary by 0.6 metres. The conservatory has a maximum depth of 4 metres, reducing to 2.6 metres as the rear of the property steps out.

The house has been extensively developed in the recent past and no longer has a similar appearance to the attached hipped roof house, the roof having been converted from a hip to gable and large rear dormer added, all benefiting from the property's permitted development rights in 2006. Alterations also include a single storey rear/side extension and small side infill extension.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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

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Planning Assessment

Policies

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, 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.

Residential Amenity

The main properties to be affected are those either side of the site, no. 267 to the west and no. 271 to the east the attached semi detached dwelling. The conservatory will be set in from the boundary of no. 271 by 0.6 metres and will extend by 4 metres. It is considered that this relationship is acceptable due to the high level of glazing which will not restrict light to the rear of the adjacent property. To the west the extension is set in from the boundary by 3.3 metres and is therefore not considered to have any significant impact with regards to loss of light or overbearing impact.

Visual Amenity

The conservatory is to the rear of the dwelling and is therefore not visible within the street scene. It is slightly larger in footprint than the conservatory previously approved. It will not be out of scale with the existing dwelling.

Recommendation

APPROVE for reason that :- 1PPi (amended) The development does not detract... etc

1. The glazing in the eastern elevation of the conservatory shall at all times be glazed with obscured glass and be fixed to be permanently non-openable.
   Reason: - To prevent overlooking and to comply with policy AH7 of the ADLP.

Case Officer Hannah Barker

Date 3/9/10. [redacted] 3/9