Development Control – Delegated Officer Report

Application Number: AWDM/0783/13 Recommendation – Approve

Site: 86 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear conservatory

Date of site visit: 30th July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi-detached dwelling within a street of similar properties on the south side of Harbour Way. There is an existing flat roof single storey extension to the rear which attaches the garage to the main house. Permission was granted for this in 1998 under SU/18/98.

The current application seeks permission for a proposed conservatory adjacent to the existing garage building (labelled as store/cycles on the submitted plans.) The conservatory is 3.2 metres wide and 5 metres deep to match the depth of the existing store building. It has a maximum height of 3.3 metres with a pitched roof.

Representations: No third party representations have been received.

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

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed conservatory is to the rear of the dwelling it is therefore not visible within the street scene. It is considered to be in keeping with the size and scale of the existing dwelling.

Residential amenity

The conservatory is to abut the existing store and will be the same depth. Although the roof will be higher than the existing flat roof of the adjacent store, the main part of the extension will be screened from the east by the existing building. There will therefore be no significant loss of light or over bearing impact to the dwelling to the east, no. 88. No. 84 Harbour Way is attached to the west. As existing the single storey extension is adjacent to the boundary with this property and extends 2.8 metres in depth. The proposed conservatory will extend from this existing extension, however it is to be set in from the boundary by 3 metres. The proposed conservatory will result in a maximum depth of extension in total at 7.9 metres. This is a large total depth however it is considered, on balance, that due to the positioning of the conservatory set in from the boundary and that the existing extension which is adjacent to the boundary being limited to only 2.8 metres that this would be acceptable. The conservatory is a sufficient distance from the boundary to not result in any significant loss of light or overbearing impact. The existing extension screens the conservatory when viewed from the rear window of the adjacent dwelling.

Access to the garden from the conservatory is to the side adjacent to the boundary with no. 84. Consideration has been given as to whether this is unneighbourly as there may be increased activity to the side onto the existing decking and also the bi folding doors and clear glazing adjacent to the boundary. It is considered on balance, that as this glazing is set in from the boundary and set in away from the rear elevation of no. 84 that any additional activity in close proximity to the neighbouring property would be acceptable and would not warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

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 saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans: Drawing No. 213/461/2 – received 1st July 2013
   Drawing No. 213/461/3 – received - 1st July 2013

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

Case Officer: Hannah Barker Date: 30th July 2013

Authorised by: Jo Morin Date: 6 Aug 2013