Development Control – Delegated Officer Report

Application Number: AWDM/0267/13 **Recommendation – Approve**

Site: **2 Kings Walk Shoreham-By-Sea West Sussex BN43 5LG**

Proposal: **Rear conservatory**

Date of site visit: 18 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow dating from the 1950s. It appears to have been enlarged by a hipped-roof rear extension (in the 1960s) and a couple of minor flat-roofed elements at the side and rear. There is a detached garage set back into the rear garden with a driveway to the south side of the bungalow.

To the south the bungalow adjoins No.3, a detached bungalow occupying a similar sized plot. To the north, the bungalow adjoins the rear of No.1. The latter occupies a much narrower plot, fronting onto Kings Crescent with a very shallow rear garden. To the west is an older style single-storey light industrial building containing a number of small workshops.

Permission is sought for a conservatory on the north side of the rear elevation, attached to the existing rear-projecting element. It would be 4m wide and 4m deep with a ridged and hipped roof 3.6m high. It would consist of glazing on all side above a 1m high dwarf brick wall.

The site is located within Flood Zone 3 and the application is accompanied by a FRA based on the EA Standing Advice. This stipulates that floor levels will be set no lower than existing levels and flood proofing will be incorporated in the development (no details provided).

Consultations:

Adur and Worthing Councils:- The EHO (Contaminated Land) recommends a condition requiring full investigation of possible contamination.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal constitutes up-grading of the existing housing stock and can be supported in principle. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The proposed conservatory will be sited to the rear and is reasonably modest in size, in keeping with the scale of the existing bungalow.

A condition is suggested to ensure the dwarf wall of the conservatory matches the existing external materials.

Residential amenity

The proposed conservatory would be sited a minimum 3.4m from the site boundary with No.1 to the north; this gap widening to the east owing to the angled position of the bungalow within its plot. Notwithstanding the very shallow garden of No.1 and the orientation of the proposed conservatory to the south, it is considered there would be no significant impact on the amenities of No.1 given the modest size of the conservatory. It would be largely screened from view from the neighbouring property by the existing boundary treatment and associated vegetation within the curtilage of No.1.

The adjoining property to the south is sufficiently distant from the proposed conservatory that it would not be affected.

Contaminated Land

The Council’s records identify the adjoining commercial building as potentially contaminated and the western extremity of the proposed conservatory falls just inside the 10m buffer zone, hence the Contaminated Land Officer has sought a condition requiring full investigation.

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 and without significantly increasing the risk of flooding. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Time limit 3 yrs
2. Approved plans
3. Dwarf wall to match
4. Full investigation of possible contamination

Informatives:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Contact Contaminated Land Officer for advice on discharging condition 4 of this permission.

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

Case Officer:	Jo Morin	Date: 28 March 2013
Authorised by:	Gary Peck	Date: 28 March 2013