Expires 25/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0190/07 **Recommendation – Permit Application**

Site: **9 Buckingham Avenue Shoreham-by-Sea West Sussex BN43 5GL**

Proposal: **Rear conservatory**

The Application

The application site is a large detached house located on the west side of Buckingham Avenue, Shoreham. It features a number of sympathetic additions to the rear elevation which gives the property plenty of character. To the rear is a long garden bounded by tall shrubs with a large pitch roofed outbuilding in the far north west corner.
The proposal is to add a conservatory into a central recess on the rear elevation that was created by the additions of a north rear kitchen extension and a rear extension to the south side garage. The conservatory will feature a lean-to roof to the main dwelling with a central pitched projection extending to the rear building line.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

It is not considered that there are any planning concerns with this application.

The conservatory will be in-filling an existing central rear recess and will consequently be out of site from the neighbouring properties. Due to the long rear garden and boundary shrubs there will be no overlooking of neighbouring gardens either. From a design aspect the conservatory will be moderate in size and, with the pitched projection its prominent feature, will maintain the abundant character of this dwelling.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 10/5/07

10.5.07