Expires 19/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0451/07 **Recommendation – Permit Application**

Site: **2 Adur Road Shoreham-by-Sea West Sussex BN43 5NP**

Proposal: **Addition of conservatory to rear**

The Application

The application site is a semi-detached bungalow located on the west side of Adur Road, Shoreham. The property features front and rear dormers, a north side detached garage and a good sized rear garden with the rear gardens of Adur Avenue beyond. To the north is a detached corner plot bungalow with the adjoining bungalow to the south.
The proposal is to add a conservatory to the rear elevation that will be 5 metres in width and 4 metres in depth with a hipped pitch roof 3.4 metres in height. It will sit on a brick base with fenestration on the rear and north elevations, doors on the rear elevation, and high level windows on the southern elevation.

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

The main concern with this application is the impact the conservatory will have on neighbouring amenity.

The conservatory will be set 0.5 metres off the shared boundary with No.1 featuring a brick southern wall with high level windows above. The Council's DC standard states that rear extensions should not exceed 3.5 metres in depth when adjacent to an attached property. In this case the 4 metre depth is considered acceptable as the attached neighbours feature a rear extension of there own of approximately 3 metres depth. The additional 1 metre will not impact on the neighbour's amenity. The high level windows that face south will need to be obscured as, although directly facing the neighbour's extension, they sit over the boundary fence height and could thus afford angled views into the rear garden of No.1. The doors and windows on the rear elevation and north west corner segment will not cause any privacy concerns as they face onto the rear garden and garage.
The north elevation features a side access door and high level windows that face across a driveway towards No.3. A separation of approximately 3.5 metres will exist between the north elevation and the boundary with the existing 2 metre high border fencing preventing any overlooking concerns.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C18Ci: '...south side...' (glazing to be obscured)

Case Officer: .....

CJ 4.9.07

Date: 3/9/07.