EXPIRES 20/9

Development Control – Delegated Officer Report

Application Number: ADC/0455/07 **Recommendation - Application Permitted**

Site: **104 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **Conservatory to rear**

The Application

The application site contains a large detached chalet bungalow located on the southern side of Old Fort Road, Shoreham-by-Sea, directly adjacent to Shoreham Beach. A number of additions have been approved to the house, the most recent being a loft conversion in 1989.

The applicant is proposing erection of a rear conservatory measuring 7.7m x 3.1m ($23.9m^2$), extending across the eastern half of the rear of the dwelling setback 1.3m from the side boundary.

Surrounding development incorporates a variety of detached bungalows, chalet bungalows and double storey houses.

Consultations and Representations

Council has received no correspondence with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Development Control Standard No.3 (Extensions & Alterations to Dwellings).

Planning Assessment

The Appearance
Utilising typical conservatory style materials, the conservatory is of a design that will compliment the rear elevation of the existing building. The extent to which the conservatory projects out from the rear of the building is consistent with similar additions that have been undertaken along the beach side and is keeping with the character that has been established within the area.

Effects on Neighbours
The proposal will not result in any adverse impact on neighbouring properties. The single storey nature of the conservatory in association with the height of existing fences will ensure that no overlooking occurs from this single storey development, and will not unreasonably obscure seaward views of any adjacent houses.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Time Frame)
2. C12Ei (Match External Materials)

Case Officer: D. Reynolds

Date: 23/8/07 CJ 23.8.07