Expires 21/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0459/07 **Recommendation – Permit Application**

Site: **85 The Crescent Southwick West Sussex BN42 4LB**

Proposal: **Demolition of existing conservatory and erection of new single storey rear extension**

The Application

The application site is a semi-detached house located on the corner of The Crescent and Park Way, Southwick. The site is bounded to the east by its adjoining neighbour, No. 87, and to the west by a further semi-detached house that sits on slightly lower ground. The property features a west side lean-to extension, a rear conservatory and a garage at the rear of a good sized garden. As this semi-detached pair are sited on a corner plot, the garden sits at an angle to the rear elevations with the rear conservatories of both properties similarly angled.
The proposal seeks to replace the rear conservatory with a larger flat roofed construction 3.2 metres in height that runs the width of the house and extends out following the angled boundary fencing. The extension therefore is of irregular shape with doors and windows to the rear, and a high level window on the west side.

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 planning concern with this application is the impact the bulk of this extension will have on the amenity of neighbouring properties.

As current, both adjoining properties feature identical wooden rear conservatories that extend 2.6 metres along the boundary. Due to the angled rear gardens the conservatory at No.85 extends across the neighbour's rear elevation by 2.5 metres. The proposal will mirror the depth of the current conservatory at this point but will be approximately 0.4 metres greater in height. Whilst it is acknowledged that this extension will be more visible from the rear first floor windows of No.87 it is not considered to be excessive.
To the east, the extension will continue the east side wall 5 metres to the rear, parallel with the boundary fencing. A gap of 0.7 metres will be retained between the east elevation and this boundary fence. The west elevation will thus be close to the boundary at a height of 3.3 metres against low 1 metre fencing with No.87 on 0.3 metre lower ground approximately 3.5 metres beyond. The east side windows of No.87 serve a kitchen at ground floor level and a stairwell at mid first floor level and will be affected by the expanse of walling proposed on the west elevation. The mid first floor window however does not serve a habitable room and still retains its light from the southeast. The lower ground floor windows will lose an element of direct light and outlook however the kitchen is also served by rear facing windows. It is considered that the 4.5 metre separation between the elevations is sufficient to allow adequate light to reach these windows whilst lessening the overbearing impact. Should the boundary fencing be raised to the 1.8-2 metre standard then this would serve to have a greater overbearing/enclosing impact on the side windows than the proposal.
The proposed high level window will be 1.6 metres above floor level and could afford views over the fencing into No.87. It is therefore conditioned to be obscured. A large rear garden is retained with a separation of 16 metres between the rear windows and the side elevation of No.35 Park Way to the north.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Ci: '...west side window...' (glazing in side window to be obscured)
4. C18Eii: '...west side wall...' (no additional windows in side wall)

Case Officer:.....

Date: 31/8/07.....

4.9.07