Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0274/15

Site: **2 Hancock Way, Shoreham-By-Sea**

Proposal: **Conservatory to rear**

Date of site visit: 16 March

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

This application seeks permission for a conservatory of 3.95 x 3.95m to the rear of this property, the front of which faces the western arm of Shoreham Harbour. Permission is required as permitted development rights were withdrawn when the property was originally built, albeit there was a conservatory (recently removed) at this property constructed after 2009 that did not appear to have the benefit of planning permission.

The property immediately to the west, 1 Hancock Way, also has a conservatory and this also does not appear to have planning permission,

Both the subject property and number 1 are 3 storey townhouses with a pair of 2 storey properties further to the west. To the east, is a 4 storey block of flats. Directly to the south of the application site is a residents parking area.

Relevant site history

Planning permission was granted for the redevelopment of this site in 2004 (SU/204/02/TP/20117). There has been no planning history subsequently.

Consultations

Environmental Health request that the precautionary contamination and pulverised fuel ash informatives are added to any permission

Representations

None from third parties.

The applicant did submit a further letter stating that the conservatory is for a sufferer of motor neurone disease and therefore the application is of importance for health reasons.

upon the neighbouring building since the conservatory would only project a very small way beyond it. Solid panels are proposed to both sides in any case to prevent overlooking.

The applicant has explained the health of her husband is an important factor in the application and since there are no policy conflicts as outlined above can be considered as a further reason to support the proposal and accordingly it is considered that planning permission should be granted.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 23 March 2015

Authorised by: Date: 25th March 2015.