Expires 5/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0207/07 **Recommendation – Permit Application**

Site: **6 Cheal Close Shoreham-by-Sea West Sussex BN43 5RQ**

Proposal: **Rear conservatory and single-storey extension to rear of garage**

The Application

The application site is a detached bungalow located on the south side of Cheal Close, Shoreham Beach. It is bounded to the east by an identical detached bungalow, to the west by a pair of semi-detached bungalows, and to the rear by the rear garden of No.44 The Meadway. The property, like many in the immediate area, was built as one half of a pair with attached driveways and connected rear garages dividing the bungalows. They are sited on narrow plots featuring open plan front gardens/hardstandings and small rear gardens.
The proposal is to add a conservatory to the rear elevation that will be 5 metres in width, 3.7 metres in depth, and 3.9 metres in height. It features a contemporary pitched glass roof perpendicular to the dwelling with additional glazing above a brick base wall on both the rear and west elevations. Additionally, a small store at the rear of the garage is to be demolished and a larger extension built in its place that will connect to the conservatory. This will be 4.3 metres in width, 2.5 metres in depth and will be the same height as the main garage. It will house a study room and a small utility room.

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 consideration with this application is whether the proposal will reduce the limited rear garden area to an unacceptable degree.

The properties on Cheal Close and the surrounding area were all built on small plots. Consequently they all feature small rear gardens that restrict the potential for large extensions. The applicant's property currently features a rear garden of 135 square metres which will be reduced to 110 square metres following development. This is far in excess of the minimum 85 square metres as recommended by the Council's Development Control Standards for properties of this size and consequently poses no concern.
In terms of design the proposed conservatory will be a sympathetic, modern addition to the rear of the property. Its pitched roof will mirror that of the main dwelling with the structure's external dimensions both subordinate and proportionate to the rear elevation. The reconstructed study/utility addition will be slightly deeper than the conservatory and will continue the flat roofed theme of the garage. Two rear facing windows are included in the rear elevation.
Both constructions will offer no detrimental impact on the amenities of the neighbouring properties. To the west No.4 Cheal Close features a large rear extension and 2 metre high boundary fencing that will block any view into their rear garden from the west side glazing of the conservatory. It is therefore not deemed necessary to request this glazing be obscured or removed. To the rear tall fencing obstructs views into the bungalow beyond and further fencing on the east boundary impedes views into the rear garden of No.8 Cheal Close.
There are therefore no concerns with this proposal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:.....

Date: 10/5/07.....

10/5/07.