Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVED**
AWDM/1309/12

Site: **195 Upper Shoreham Road, Shoreham-By-Sea, West Sussex**

Proposal: **Proposed rear conservatory**

Date of site visit: 6th November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a recently built three storey semi detached house located on the south side of Upper Shoreham Road. This property forms part of a residential redevelopment of the Southlands Hospital site. Planning permission and Conservation Area Consent was granted in February 2010 for the comprehensive redevelopment of the redundant west part of Southlands Hospital (ADC/0287/09 and ADC/0288/09)

Condition 25 of planning permission ADC/0287/09 removed householder permitted development rights including those in relation to Class A extensions. This control was retained due to the high density nature of development.

Permission is therefore sought to construct a single storey rear conservatory at the application site. The conservatory would measure 2.9 metres in depth and 4.6 metres in width (the full width of the house.) It would have a sloping pitched roof up to a maximum height of 2.8 metres. The conservatory will have a glazed roof and rear bi-folding doors. The side walls are solid with windows with brick work to match existing.

Relevant site history

As above.

50 Rainbow Square – rear conservatory AWDM/1098/12
2 Rainbow Square – rear conservatory AWDM/716/11

Conservation Advisory Group:

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

The two conservatories permitted elsewhere within the residential Southlands Development are 2.9 metres and 3 metres in depth therefore this extension is comparable at 2.9 metres.

The depth of the conservatory would result in the garden length being reduced to approximately 9 metres with an area of 72m2. The resultant garden area would be small and the length of the garden would be below the DC standard. However it is considered, on balance, that the garden area would be not so reduced that it would be unusable space for this particular size of dwelling, also having regard to the additional useable space to be provided by the proposed conservatory itself.

Having regard to the scale of the proposed conservatory and the relationship with the neighbouring attached house to the west the conservatory would not pose any significant impact on residential amenity in terms of loss of light, outlook or privacy. The attached dwelling is currently being used as a show home and is not currently occupied or sold. Therefore the developer has been advised of the proposed conservatory and has no objections.

To the east and south of the site dwellings and flats are in the process of being constructed. The dwellings to the south will have a similar garden depth to the application property (approximately 12 metres). It is not considered that the conservatory will result in a significant impact on the future occupiers if these dwellings.

The proposed conservatory is of an appropriate scale and its typical design would not be harmful to the visual amenities of the site or surrounding area. The use of matching brickwork will ensure the development blends well with the recipient building.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. The windows in the west side elevation of the extension hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way.
4. Permission relates to approved plans:
   Drawing No: 9816/1 Date Received: 18th October 2012
   Location and Block Plan Date Received: 18th October 2012

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 27th November 2012

Authorised by: Jo Morin Date: 29 November 2012