Expires 3/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0413/06 **Recommendation - Application Permitted**

Site: **13 Park Road Shoreham-by-Sea West Sussex BN43 6PF**

Proposal: **Rear conservatory**

The Application

The property contains a semi detached bungalow with brick elevations and a tiled roof. The bungalow faces Park Road to the north and backs onto a field of St Peter's Catholic Primary School to the south.

The application proposes a rear conservatory to be located on the western side of the rear elevation. The proposed conservatory is to protrude 3.7m from the rear elevation, is 6.9m in width and 3.2m in height (as measured to the top of the roof pitch). The conservatory will be constructed with brick and uPVC elevations and uPVC roof.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main issues of this application are the impact of the proposed conservatory on adjoining residential amenity and on the character of the existing dwelling.

The attached neighbours to the west no. 15 Park Road have a rear extension which protrudes approximately 2m from the rear elevation. The extension is adjacent to the shared boundary. The proposed conservatory at no. 13 Park Road is also to be located within 65mm of the shared boundary and will protrude approximately 1.7m past the end of the adjoining rear extension. As the conservatory is so close to the shared boundary and will protrude slightly past the neighbours' rear extension, all windows on the west side of the conservatory should be of obscured glazing to avoid any overlooking issues.

The adjoining neighbours to the east no. 11 Park Road are located across a shared access driveway and will not view the proposed conservatory.

The conservatory will retain sufficient garden area at the rear of the property and will not have a significant detrimental impact on the character or the design of the existing dwelling.

The proposed conservatory should be approved.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C18Cii...in the western splayed side elevation of the conservatory shall at all times....

Case Officer:.[redacted].....

Date:.....30/11/06..... [redacted] 30/11