Expiry Date - 16/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0410/10 **Recommendation – Permit Application**

Site: **14 Park Avenue Shoreham-by-Sea West Sussex BN43 6PH**

Proposal: **Rear conservatory**

The Application

The application site is a semi detached two storey property within a street of similar dwellings. There is a shared vehicular access to the south side leading to a detached single garage. Permission is sought to erect a rear conservatory, 3.5 metres in depth, 3.7 metres wide, with a pitched roof with a maximum height of 3.1 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:
Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main property to be affected in no. 16 Park Avenue the dwelling attached to the north. There is as existing a small lean to glazed extension adjacent to the boundary at no. 16. The proposed extension has a maximum depth of 3.5 metres and is adjacent to the boundary. It is considered that there will be no significant adverse impact with regards to loss of light or overbearing impact that would warrant a refusal in this case. The depth of the extension is in line

with the Council's Development Control Standards and is therefore considered to be acceptable.

Visual Amenity

The proposed conservatory is to the rear of the property and not visible within the street scene. It is in keeping in size, scale and design with the existing dwelling house.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Existing and Proposed Plans and Elevations – received 21st October 2010.

   Reason: -For avoidance of doubt and in the interests of proper planning.
4. C18C3 – The glazing in the north side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

Case Officer Hannah Barker Date 18th November 2010