expires 18/6

Application Number: ADC/0214/08 Recommendation – APPROVE

Site: 37 Sedbury Road, Sompting

Proposal: Rear conservatory (retrospective)

The Application

Retrospective planning permission is sought to retain a small conservatory at the rear of 37 Sedbury Road, a semi-detached bungalow in Sompting. The conservatory has been constructed on the boundary with 35 Sedbury Road, which is at a lower level. It measures 3.3m wide, 2.4m deep and 2.4m high with a slight slope on an otherwise flat roof. It has been built off a previous rear extension and projects 5.5m beyond the rear elevation of no.35 to the south.

Consultations and Representations

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its

context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The proposed conservatory projects beyond the rear of no.35 by 5.5m, which is in excess of the Council's standard. However, there is a thick hedge on the boundary which screens all but the top of the conservatory. No.35 is at a lower level than no.37 and is to the south. This lightweight conservatory is not considered to result in a significant loss of outlook or light.

Concerns over the potential for overlooking into the rear of no.35 have been overcome by the insertion of obscure panels over the glazing on the south side.

To the north, the neighbouring property is screened from the conservatory by an existing outbuilding at no.37. The property at the rear is unaffected.

Recommendation

APPROVE for the reason:-

1. 1PPi

Subject to:-

1. The windows on the south side of the conservatory shall at times be glazed in obscure glass or obscured with opaque panels affixed to the glass and thereafter permanently retained.
   Reason – To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Officer ..... Date 28/5/08

29/5