Expires 16/6/08.

Development Control – Delegated Officer Report

Application Number: ADC/0219/08 **Recommendation – Permit Application**

Site: **31 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HX**

Proposal: **Rear conservatory**

The Application

The application site is a detached bungalow located on the south side of Slonk Hill Road, Shoreham. The property has a detached garage joined with that of No.29 to the east, and a small rear garden with a southerly gradient. This proposal seeks permission to erect a conservatory off the rear elevation. It will be 3.5 metres in width and 3.2 metres in depth with a height of 4.1 metres to the ridge line of the hipped roof. External access will be on the west side onto existing raised decking.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

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) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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.

Visual Amenity
The conservatory will be sited at the rear of the building out of sight from the street. It will be a modest structure (3.5m by 3.2m) sitting centrally within the plot with a brick base to a height of 1.6 metres above ground level.

Residential Amenity
The conservatory will sit centrally within the plot 4.4 metres from the western boundary and 4 metres from the eastern boundary. The main doors will face to the west and the 1.8 metre boundary fence, whilst the eastern windows will face the attached garages. There will be a 37 metre separation to the properties to the south. It is not considered that this proposal will afford any additional overlooking concerns than already exist from the raised decking. It will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci

Case Officer:.....

Date:9/6/08.

9/6/08