Development Control – Delegated Officer Report

Application Number: ADC/0276/09 **Recommendation – Permit Application**

Site: **8 Hawkins Close Shoreham-by-Sea West Sussex BN43 6TL**

Proposal: **Rear conservatory and alterations**

The Application

The site is located within the built up area of Shoreham. A semi detached bungalow within a cul-de-sac of similar properties many of which have been extended with dormers. There is a driveway and garden to the front with a flat roof garage to the side of the property attached to the house by an existing flat roof kitchen extension. There is also an existing flat roof conservatory to the rear of the kitchen extension.

Permission is sought to replace the existing conservatory with a slightly larger conservatory, 4.4 metres wide, 3.1 metres in depth with a height of 2.6 metres. A roof light is proposed which will bring the maximum roof height to 3.3 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted 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 and 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 proposed conservatory is set in from both side boundaries by a minimum distance of 6 metres, due to the width of the plot. The extension will be

screened from no. 9 to the east by the existing garage and due to the distance there is not considered to be any adverse impact on the occupiers of no. 7 the attached bungalow. The conservatory will be 1 metre deeper than the existing conservatory.

Visual Amenity

The proposed conservatory is to the rear of the property and will therefore not be visible in the street scene. It replaces an existing conservatory and is of acceptable scale and design.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Fi

Case Officer. [redacted] .....Date..25\8\09.

PB 26/8/09