Development Control – Delegated Officer Report

Application expiry: 07.02.07

Application Number: ADC/0479/06 Recommendation – Permit.

Site: **St Nicolas Court St Nicolas Lane Shoreham-by-Sea West Sussex**

Proposal: **Conservatory-type extension on east side of communal lounge (reg.3)**

The Application

The application relates to St. Nicolas Court one of the Council's sheltered housing schemes located on the north side of Upper Shoreham Road.

The proposal is for a conservatory type extension on the east side of No.20 which comprises the communal areas. It would provide an extension to the communal lounge and office space. The proposed extension would be 6.5m wide, by 3.5m deep, by 3.5m high.

Consultations and Representations

Consultations/Comments

County Planning Officer (Design & Conservation). This is a simple glazed structure. Not inspiring but not refusable.

Third Parties

There has been no third party objections to the proposals.

Contributors

ADCAG have no objection to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): NE11, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB4, AG1, ACS5, AH7.

Planning Assessment

The proposed conservatory would be located on the east face of No.20, in the north-west of the site. It's main outlook would be to the east into the communal gardens and although there would be views to the south (from the proposed office) at the bedrooms in other units 5.0m away, an obscure glazing condition would prevent there being any loss of privacy of these properties. The properties making up the Old School House and St. Nicholas

Cottage would be at least 19m from the north face of the proposal and it is considered would not be affected by the proposal.

The conservatory would be built upon a matching brick plinth 0.8m in height and would be sympathetic in design to the original buildings. The proposal would be seen through an arched pedestrian entrance from The Street but would be unseen from Upper Shoreham Road and it is considered that it would not have a harmful effect on the character of the Conservation Area.

The proposals would provide appropriate provision and accessibility for people with disabilities.

Recommendation

APPROVE for reason that :- 1PPii amended.

The proposed conservatory would not detract from the ~~local environment~~ Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4, AH7) and the West Sussex Structure Plan (LOC1, DEV1, CH4)

1. C1Ci.
2. C12Eii – amended.
   The materials and finishes of the base wall of the conservatory hereby permitted shall, prior to commencement of use, ~~of the extension~~, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policies AB4 & AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.* CH4 & ~~DEV1~~
3. C18Ci –amended.
   The glazing in the south side elevation of the conservatory shall at all times be of obscured glass.
   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: 23.01.07

23/1