**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/0644/12**

**Site:** **Rear Conservatory**

**Proposal:** **11A Sedbury Drive, Sompting, West Sussex BN15 0LL**

**Date of site visit:** 09.05.12

**Neighbours checked: Y**

**Additional neighbour notifications: Y**

**Proposal, Site and Surroundings**

The application relates to the southern half of a pair of 1950's semi-detached hip-roofed bungalows located on sloping ground, on the west side of the road, within the Hill Barn Estate in north Sompting.

Permission is sought for the erection of a rear conservatory, 3.6m wide, by 3.15m deep, by 2.5m in height to the apex of the mono-pitch roof.

The application bungalow has previously been extended with a flat roofed rear extension across the entire rear elevation, which projects 1.25m from the rear elevation. A detached garage is located 4.4m from the rear of the dwelling adjacent to the southern boundary accessed by a shared drive.

To the north the adjacent neighbour, is on higher ground by approximately 0.3m, and has been extended with a rear conservatory inset from the boundary with the site by 0.4m.

**Consultations**

***Sompting Parish Council:*** No comments.

**Representations**

***Third Parties:*** There have been no third party objections.

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Visual amenity***
The proposed conservatory is very modest in scale, and would be well in set from the southern elevation, and thus would be well screened from the highway to the front and not impact the visual amenity of the streetscene. The proposed conservatory would sit under the guttering and fascia of the existing flat-roofed extension and would therefore not be too incongruous in appearance or scale.

***Residential amenity***
The conservatory would be 3.2m deep, and when attached to the existing extension would project from the rear elevation of the original bungalow by 4.4m. Whilst the Councils DC Standard No.3 states that extensions within 1m of the boundary with an attached property should be no deeper than 3.5m, in this case the attached property has itself already been extended, albeit with a lightweight conservatory. The height of the proposed extension would be 2.5m at its highest, and 0.7m from the side of the neighbours conservatory, and it would project over the top of the boundary fence by only 0.4m. Given the relative separation between the two structures and the modest height of the proposed conservatory it is not considered that there would be an unacceptable loss of daylight, or an overbearing impact in this instance.

The proposed north side elevation would be mainly brick, but with a high level window, above 2.1m. It is felt that this could result in some loss of occupier and neighbour privacy through overlooking, and therefore an obscure glazing condition is warranted in this case.

The southern elevation of the conservatory would be fully glazed, however it would be separated from the boundary with No. 11 to the south, by 6m. No. 11 is separated from the site by a shared driveway and both properties have 1.8m high fences adjoining the rear of the properties to their garages. It is therefore not considered that the privacy at the rear of No.11 would be adversely affected.

**Recommendation**

**APPROVE** for the reason:-

The proposed conservatory would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

**Subject to Conditions:-**

1. Standard 3 year time limit
2. North side high level windows to be obscurely glazed and fixed shut
3. Permission relates to approved plans:
   Drawing No: Floor Plan — Date Received: 15.05.12
   Drawing No: South Elevation — Date Received: 15.05.12

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| Drawing No: North Elevation | Date Received: 15.05.12 |
| Drawing No: West Elevation | Date Received: 01.05.12 |
| Drawing No: Site Location Plan | Date Received: 01.05.12 |
| Drawing No: Block Plan | Date Received: 01.05.12 |

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: C. Hone Date: 15.06.12.

Authorised by: P Barnett Date: 18.06.12