Expiry 29.02.08

Development Control – Delegated Officer Report

Application Number: ADC/0011/08 Recommendation - Permit

Site: 4A The Close Shoreham-by-Sea West Sussex BN43 5AH

Proposal: Rear conservatory

The Application

The application relates to a detached bungalow located on the west side of The Close, within the built up area of Shoreham. The proposal is for a rear conservatory 8.4m in width (the entire width of the dwelling), by 3.5m in depth, by 3m in height to the apex of the roof.

Located to the north behind a very dense boundary of shrubs and trees is a similar scale bungalow. To the south is a pair of semi-detached bungalows with a boundary fence of 1.6m separating them from the application site. To the east are properties in Windlesham Gardens some 35m away.

Consultations and Representations

Third Parties: There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1. Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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 proposed conservatory would project from the rear of the property by 3.5m which is considered would not be overbearing or too dominant in scale

for the existing bungalow. The design of the proposed conservatory is similar to other examples that are prevalent within the vicinity (although these are mainly built under permitted development) and would not have an adverse effect on the appearance or character of the area.

Residential amenity

The proposed conservatory would project past the rear of both the adjacent properties, neither of which have rear extensions. A distance of only 4.5m would remain between the north side of the conservatory and the side wall of the adjacent property to the north (No.6), and this would ordinarily require an obscure glazing condition. However the boundary to the north is screened by thick shrubs and trees in the neighbours garden, in particular a large holly tree obscures views to a south facing window, and it is felt that if the north elevation of the conservatory were to be clear glazed there would not be any adverse affect on the privacy of No.6.

The southern boundary is much more open with a fence of 1.6m, and obscure glazing would be required to retain the privacy of No.4.

The proposed conservatory would not have an adverse impact on the outlook or amount of light available to surrounding properties.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C18Ci – amended
   The windows in the south side elevation of the conservatory shall at all times be glazed with obscure glass.
   Reason: *To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

Case Officer: [signature]
Date: 12-02-08

PB 12/2/08