Expires. 10/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0015/08 **Recommendation – Permit Application**

Site: **32 Westbrook Way Southwick Brighton West Sussex**

Proposal: **Rear conservatory**

The Application

The application site is a semi-detached house located within Westbrook Way, Southwick. The property has a small north side conservatory/lean-to and a shed at the rear of a moderate garden. It is bounded to the north and rear by identical semi-detached pairs and to the south by the adjoining house.
This proposal seeks permission to erect a conservatory centrally off the rear elevation to a depth of 2.9 metres. It will have a width of 4.8 metres and a height of 2.6 metres at the crest of a low pitched roof. Access will be from the north elevation whilst glazing will sit above a low dwarf wall on the long west side and high level windows will sit above a southern flank wall.

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
As the conservatory is to be sited at the rear of the property it will not be visible from the street. It is sufficiently modest in size and will not overdominate the building or neighbouring properties.

Residential Amenity
The conservatory will sit centrally off the rear elevation, approximately 0.1 metres from the 1.8 metre boundary fence with the adjoining neighbour. High level windows are proposed in this boundary elevation that, due to their proximity to the boundary, are conditioned to be obscurely glazed and fixed shut to prevent overlooking. The northern access doors are sufficiently set in from the 1.8 metre boundary fence by 3 metres to avoid overlooking whilst the rear windows face a good sized rear garden.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18C3 'The windows in the south side elevation...'

Case Officer: ..... Date: 27/2/08.

PB 29/2/08