Development Management - Delegated Officer Report

Application Number: **Recommendation –** Approve
AWDM/1072/11

Site: **34 Ullswater Road, Sompting West Sussex BN15 9UG**

Proposal: **Rear Conservatory**

Date of site visit: 16.12.11

Neighbours checked: Y

Proposal
The application property is a 1950's detached bungalow located on the east side of the road within the built up area of Sompting. The dwelling has been altered previously with an increase in ridge height, and the addition of forward and rear facing hipped roof dormers, and a rear extension with dummy pitch roof which results in a stepped rear elevation. The dwelling is sited on slightly sloping ground with the east side of the garden being higher than the level of the street frontage.

Permission is sought for an 'L' shaped rear conservatory that would infill the stepped rear elevation on the south side. The conservatory would be 5m – 2.5m deep with a chamfered south side detail, by 6.6m wide, by 2.8m to the top of the conservatory roof. The south side elevation would be made up of a full height brick wall.

To the south of the dwelling is No.32 another detached bungalow which is of contrasting design, being deeper in its plot and narrower in width than the application property. It has a driveway on the north side which serves as access to a detached garage to the rear. There are two obscurely glazed windows and one kitchen window facing north from the side of the building, which has also been extended to the rear by 2m.

The application site is located to the south of an open amenity area which joins Ullswater Road to Western Road.

Relevant site history
S/10/03/TP – Raising of ridge of roof (Incl. on rear gable); front and rear dormers; & single-storey rear extension. Approved 03.04.03

Consultations

Sompting Parish Council: No comments received.

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
The proposed extension would have a flank brick wall which would tie in flush with the south elevation of the existing dwelling. Provided that any permission is subject to a materials to match condition, it is not considered that the conservatory would be unduly out of keeping or discordant within the streetscene. The existing detached garage on the northern boundary of the site would screen adequately the proposals from the amenity area to the north.

The site is served by a large garden 15m deep by 18m in width. It is not thought that the proposed extension would therefore feel cramped or overly large for the site or in comparison to the already extended bungalow. Whilst the conservatory would not tie in particularly well with the existing dummy-pitched rear extension, it is felt that boundary screening would prevent this from detracting from the streetscene as a whole.

Residential amenity
The proposed conservatory would have a 4.15m long entirely blank brick wall making up the southern elevation, which would result in the bungalow being 11m in depth. Due to the size and orientation of No.32 to the south the proposed conservatory would only project beyond the neighbour by approximately 1m. It is therefore considered that there would be very limited impact on the outlook from the rear of No.32. A condition requiring no windows or openings in the south elevation would retain the current levels of privacy to the neighbouring bungalow. Given that the proposed conservatory would be to the north it is considered that there would be no loss of light or overshadowing.

Recommendation

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).

Subject to:

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in south side wall of the extension
4. Permission relates to approved plans:
   Drawing No: JW/11/111 Date Received: 13.12.11.

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

Case Officer: Carlos Hone Date: 18.01.12.

Authorised by: Jo Morin Date: 19.01.12