Expiry Date - 04/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0291/10 **Recommendation – Permit Application**

Site: **15 Park Avenue Shoreham-by-Sea West Sussex BN43 6PH**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Shoreham, a semi detached chalet style bungalow with a pitched roof rear dormer and off street parking to the front. There is an existing flat roof single storey extension to the rear of the bungalow 3.5 metres deep built up to the boundary with the attached bungalow no. 13 Park Avenue.

Permission is sought to add a conservatory to the rear of the existing single storey extension. Amended plans have been received to show the conservatory moved in from the boundary with no. 13 by 1 metre, all dimensions remain the same. The conservatory will have a lean to roof with a maximum height of 3 metres and will be 2.6 metres deep and 5.3 metres wide.

Consultations and Representations

Third Parties: - One representation has been received stating that they have no objection. The only concern is that the conservatory should have frosted or translucent glass fitted where it potentially overlooks ~~my~~ their property.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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.

Residential Amenity

The main property to be affected is no. 13 Park Avenue the attached bungalow to the south. This neighbouring property has not been extended to the rear and the existing side wall of the extension at no. 15 abuts the site. Although the proposed conservatory will result in the property being extended by a total of 6.1 metres on balance this is considered to be acceptable. The extension being set in by 1 metre will result in a reduced impact on the rear aspect of no. 13. Also the application site is to the north and glazed therefore the conservatory will result in no loss of light. A condition has been attached to ensure that the southern elevation of the conservatory will be fitted with obscured glazing with non-openable windows, to limit any mutual over looking between properties.

To the north is no. 17 Park Avenue, there will be no impact on this property as there are garage and out buildings along the boundary therefore screening any impact.

Visual Amenity

The conservatory is to the rear of the site and therefore not visible within the street scene. It is not considered to be out of character within this locality and the depth of garden in this case can accommodate the depth of extensions proposed.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Cii amended - The glazing in the southern elevation of the dwelling shall at all times be of obscured glass and fixed to be permanently non-openable.
4. The conservatory hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. -01 Rev A received 20th September 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 23/9/10.

PB 23/9