Expires 2/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0492/08 **Recommendation – Permit Application**

Site: **130 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HQ**

Proposal: **Rear conservatory**

The Application

The application site is the southern half of a pair of semi-detached bungalows located on the west side of Greenways Crescent, Shoreham. The property has a long pitch roofed garage to the rear south side accessed by a single driveway, and a long rear garden. To the north is the attached bungalow which has a small lean-to conservatory of the north side of the rear elevation whilst to the south on lower ground is a detached bungalow.
Permission is sought for a new 'Victorian' style hip roofed conservatory off the rear elevation. It will be 3.6m in depth and 6.5m in width set 0.4m off the shared boundary with the attached neighbour. It will have glazing on the rear and southern elevations above a 1.6m high dwarf wall whilst the northern elevation will have high level glazing only.

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) (saved policies): LOC1, DEV1
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'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions that abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Visual Amenity
The conservatory will be sited off the rear elevation out of sight from the street. It will be completed in brick with a Victorian style glazed roof.

Residential Amenity
The main concern is the impact it will have on the immediate neighbours. To the south, No.132 is separated by a 1m high wall with a further 1m of trellis above adjacent to the driveway. In the 1.2m gap between the applicant's property and the rear garage is 1.8m high fencing and gated access to the rear garden. It is considered that this setup is sufficient to prevent any significant overlooking into the rear of No.132.
To the north, No.128 is separated by 1.6m high fencing only. The conservatory will sit 0.4m off this boundary (although this narrows due to a kink in the garden orientation) and will potentially recess an adjacent bedroom window to No.128 which sits between their conservatory and this proposal. The above DC Standard recommends a depth of 3.5m for rear extensions on attached dwellings as acceptable to prevent significant loss of outlook or light. In this instance, although set at 3.6m in depth, it is considered that there will still be sufficient light penetrating this recessed window due to the separation of the conservatory off the boundary and the inclusion of high level windows in its north elevation. Provided these windows are obscurely glazed and fixed shut, it is not considered that there will be any significant loss of amenity to No.128.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

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

Case Officer:.....

Date: 10/11/07

PB 10/11/08