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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Demolish existing conservatory and erect larger conservatory. 19 Drift Road, Pagham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed replacement conservatory will measure approximately; 5.3m in width and 5.6m in length with a hipped roof to a maximum height of approximately 3.8m.
SITE AREA	Approximately 0.0515 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The rear is kept by close boarded fencing up to approximately 2m high.
SITE CHARACTERISTICS	A 1½ storey semi-detached dwelling formed of a red brick lower and white board upper. The roof is front gable pitched with a side dormer and formed of brown pantiles. There is a detached single garage to the northwest.
CHARACTER OF LOCALITY	A residential road comprising similar style detached and semi-detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/102/79	Bedroom and bathroom in roof and new single garage.	Approved Conditionally 26-09-1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This proposal is to replace the existing dilapidated rear conservatory with a larger one. The replacement conservatory will be narrower in width but will project approximately 3.4m further north to be level with the neighbouring conservatory at No. 21 Drift Road.

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CONCLUSIONS

This proposal is not considered to be out of character with either the existing dwelling or the surrounding area due to the presence of various other extensions and conservatories in the vicinity.

In terms of residential amenity, it is accepted that this conservatory will be located at a distance of approximately 1.3m from the conservatory of No. 21. However this is not considered to cause any adverse effects on residential amenity due to the presence of adequate boundary screening and obscure glazing on the west elevation windows of the neighbouring conservatory. Further, both proposed side elevations are predominantly brick built with glazing only towards the northern end.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that the application be approved, subject to the condition set out overleaf.

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Demolish existing conservatory and erect larger conservatory

19 Drift Road
Pagham

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).