**Expiry Date – 8th September**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0986/14 Recommendation – Approve**

**Site:** 250 Harbour Way, Shoreham

**Proposal:** **Single storey side extension rear of garage and extension to front balcony over garage.**

Neighbours checked: Y

Additional neighbour notifications: N

## Proposal, Site and Surroundings

This application relates to a detached late 60's two storey house on the bend in the road where Harbour Way becomes Old Fort Road. The property has a prominent flat roofed front garage closest to the road and a flat roofed porch over which is a modest railed balcony original to the house.

Planning permission is sought to replace a timber structure to the rear of the garage with a larger brick utility extension and to extend the front terrace over half the depth of the front garage with new metal and glazed railing.

The site is not in a conservation area, is not a listed building and there are no protected trees on the site.

## Relevant Planning History

SU/87/85 - Extension to rear. Granted 8.7.75

SU/252/71 – Extension to living room. Granted 4.10.71

## Consultations

Environment Protection- PFA informative required.

## Representations

None received.

## Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Policies AG1 and AH7 of the Adur Local Plan 1996
Development Control Standard 3 – Extensions and Alterations to Dwellings

## Planning Assessment

### Principle

Extensions to dwellings in established residential areas will generally be acceptable where they do not lead to harm to neighbours and are acceptable in design terms. They should comply with Saved Local Plan policies AG1 and AH7 and Development Control Standard 3 – Extensions and Alterations to Dwellings and with the National Planning Framework.

### Neighbour Amenity

The utility extension is at the rear of the garage and extends beyond the line of the existing one to be removed. It abuts a similar utility addition at No. 248. It will not be harmful to any neighbour.

The extended front terrace over half the depth of the garage will also not be harmful to any neighbour. It is no closer to the house to the west, No. 171 Old Fort Road, than the existing terrace over the porch. No. 248 Harbour Way sits further forward in the street and has a flat roofed front addition abutting the garage at the application site. It also has a front terrace to a similar depth proposed on its east side.

The proposed front balcony would extend 4.2 metres forward of the front wall of the house and up to the side boundary with 248. No. 248 has a solid flank wall and is angled away from the site and further forward in the street. The proposed balustrade is 1.5 metres high and obscurely glazed on the common boundary. Overlooking of the front first floor window at 248 will be very oblique, if possible at all, and will be obstructed by the proposed railing.

### Design

This property is one of three in a row with similar, though not identical front railings (169,171 Old Fort Road and 250 Harbour Way). These are metal framed with glazed panels at 250 and 171? and at 169 the original balustrade has been replaced with one with many vertical stays. The three properties to the east, 244, 246 and 248 Harbour way, have solid timber balustrades.

The original railing is to be replaced with a metal framed rail which is 1.1 metre high on the front with clear glass and 1.5 metres high on the side adjoining 248 Harbour Way and at the back of the garage. The increased height balustrade will have obscure glass. The principle of extending this balcony is acceptable in this seaside location. This property is not in a row of identical unaltered houses and so a balustrade of a different design and position is not unacceptable. The extra height on the boundary is sought to protect the privacy of residents at 248 Harbour Way. With the support of the occupiers of No. 248 it might be possible to bring the height down to 1100 to match the frontage. This would be less intrusive on this bend in the road but the extra 400mm height is not considered so harmful as to warrant refusal of the application.

**Recommendation**

**Approve** subject to the following conditions:

1. 3 years
2. Approved Plans
3. Materials to Match

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.'.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 19.9.14

Authorised and signed by: PD Date: 19.9.14