Expiry Date - 14-09-2016

Development Control – Delegated Officer Report

Application Number: AWDM/1063/16 **Recommendation – APPROVE**

Site: 118 Beach Green Shoreham

Proposal: Proposed ground floor front infill extension

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for the infilling of front over-sail of a recessed garage door and a new front door to an end of terrace town house in an outer residential suburb of Shoreham, on the beach. The infill will consist of a new picture window and brick wall (full details are shown on the submitted drawings).

The house is in a distinguished 1970s estate.

Relevant Planning History

None

Consultations (summarised)

Adur & Worthing Environmental Health contamination officer: *impose full contamination condition*

2nd Consultation: *As the works relating to this application are confined to the front of the property, the addition of the PFA condition and the precautionary condition should suffice.*

Southern Water: *Exact position of public sewer must be determined on site before layout of proposed development finalized.*

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan (saved policies): AH7, AG1

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The estate is an elegant example of good quality 1970s architecture. However, it is not formally recognized as such and no additional protection afforded.

Whilst the estate retains its cohesion, a number of incremental alterations have started to erode its townscape qualities.

The ground floors of this short terrace have already been altered with the recesses lost. Half of the garages in it have already been lost, with consequential differing window/door arrangements. The terrace now lacks cohesiveness at this level.

The proposed changes to No. 118 would be similar to the rest of the existing alterations so no undue visual harm would arise.

Residential amenity

The proposals would result in no adverse overlooking or loss of privacy, and noise and disturbance would not be materially worsened (the front entrance is in the same elevation).

The infill would not extend the building beyond its existing silhouette, so no adverse overbearing or overshadowing would occur.

Parking and Accessibility

Ample space is available on site to accommodate the parking needs of the occupiers of a dwellinghouse of this size. There is capacity for visitor to park on street.

Contamination

Only the very rear most section of the site falls within the 10 m buffer of a potentially contamination site.

The proposed works are to the front.

None of the other properties in the terrace, which have undertaken similar works, were subject to any contamination mitigation control.

So an informative will suffice to alert the homeowner to this issue.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative:

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.

Is recommendation contrary to any representations?

Case Officer signed: Matthew Porter Date: 30-08-2016

Authorised and signed by: PD Date: 31.8.16