Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0027/13

Site: **42 Gordon Road, Shoreham-by-Sea**

Proposal: **Single-storey side extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (at max) 3.5 metres in height, 6 metres in length, and 2 metres in width.

The application property is an end of terrace two-storey dwellinghouse with rendered/brick walls. The site is situated in an outer suburb of Shoreham.

Relevant Planning History
None

Consultations
Adur & Worthing Councils: The **Environmental Health Officer** *requests precautionary contaminated land condition*

Representations
None

Relevant Planning Policies and Guidance
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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The proposed extension is not visible from a public vantage point. Its scale is suitably subservient to the main house, with a shallow roof pitch. Its materials/finishes would match that of the main house.

For these reasons, no visual harm would arise from it.

Residential amenity

The neighbour principally impacted upon is to the west of the application site (the development is physically removed from the remainder).

The extension is physically set off from the adjacent neighbouring building (a shared access exists between the two). It is single storey and pitched away from the boundary. For these reasons, the resultant impact would not be adverse.

The side window would face the solid wall of this neighbour with any overlooking oblique in its nature. No invasive overlooking would therefore result.

Contaminated Land

The site is not contaminated so informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

Informative

> *If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must*

be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

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? N

Case Officer signed: Matthew Porter Date: 11-2-2013

Authorised and signed by: Peter Barnett Date: 13 February 2013