Lewis & Co Planning
Chartered town planning consultants

Planning Supporting Statement

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0171/16
DATE VALID	17 FEB 2016

Prepared on behalf of:
Mr and Mrs Fowler

Site At:
128, Harbour Way, Shoreham-by-Sea

Proposal:
Single storey extension to the front of the existing dwellinghouse and garage

January 2016

1.0 INTRODUCTION

1.1 This statement is submitted in support of the householder application by Mr & Mrs Fowler for a single storey extension to the front of the existing dwellinghouse at 128, Harbour Way in Shoreham-by-Sea.

1.2 The proposed extension will infill the front part of the dwelling to continue the roof across the front elevation in line with the neighbour's extension. This will provide an entrance porch and additional floorspace to the ground floors.

1.3 It is also proposed to extend the existing garage forward as far as the front elevation of the original house to provide additional garage space.



Aerial view of the application site in context of its surroundings (red line is indicative only)

1.4 This statement should be read in conjunction with the drawings prepared by BPM Architectural Services Ltd., the Design & Access Statement and planning application forms that accompany this application for householder planning permission.

1.5 This statement provides an analysis of:

- the site and the surrounding area
- relevant planning history
- the application proposal
- relevant planning policy

- the main issues and considerations in the light of the identified planning policies and guidance

1.5 This statement demonstrates that the proposed extension to the existing dwelling would comply with national planning policy and the saved policies of the Local Plan and that there are no material considerations which indicate planning permission should not be granted.

2.0 THE SITE AND THE SURROUNDING AREA

2.1 The application site comprises of an existing dwelling and garden land to the front and rear on the south side of Harbour Way in Shoreham-by –Sea.



Plan of the application site showing the site edged in red.

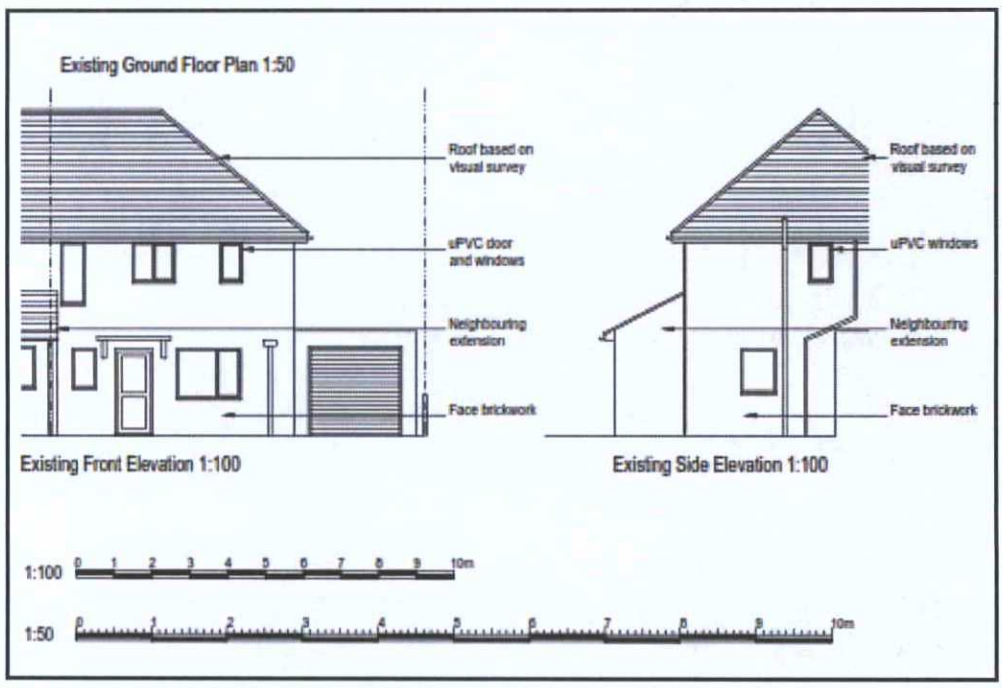
2.2 The application site is located in a residential area of Shoreham that is characterised with a mix of terraces, semi-detached and detached family homes.

2.3 The arrangement of the surrounding dwellings is generally open plan to the street frontages with houses varying in their design. Many houses have been extended or altered in the locality.

2.4 The house that is the subject of this application is a two storey dwelling with an L-shaped footprint and a hipped roof. The house is the westernmost in a short terrace of four houses.



Above: The application site as viewed from the north west.

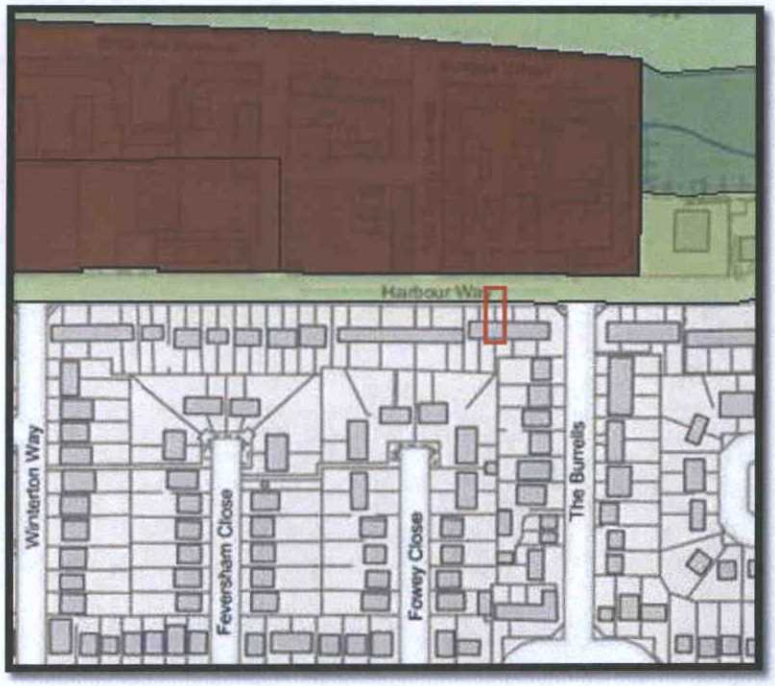


Existing front and side elevations (extract not to scale)

2.5 The site is not within a Conservation Area nor is it adjacent to or in the setting of any listed building.

2.6 The site lies close to the Adur ferry bridge that provides pedestrian and cycle links to the A259 Brighton Road which further provides good vehicular, public

transport and cycling links to the town centre to the north. A bus stop is located at the Harbour Club which is within easy reach of the site.



Above: Extract from Adopted Local Plan Map. Application site is marked in red



Above: Key to Local Plan Proposals Map

3.0 PLANNING HISTORY

There is no relevant planning history for the site but the neighbouring property at 130, Harbour Way; reference number AWDM/0931/11, applied for a pitch-roofed single-storey front extension and flat-roofed single-storey rear extension which was approved by the Council on 4th January, 2012.

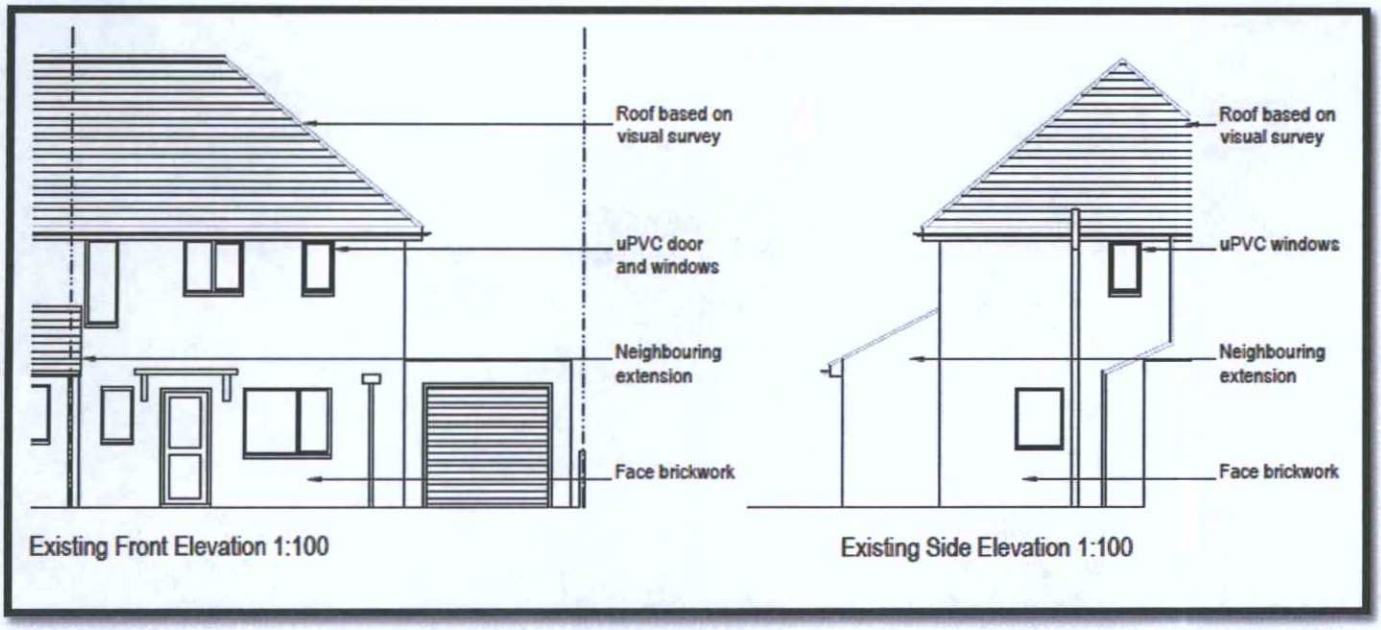
4.0 THE APPLICATION PROPOSAL

4.1 This application proposes a scheme for the extension of the existing house.

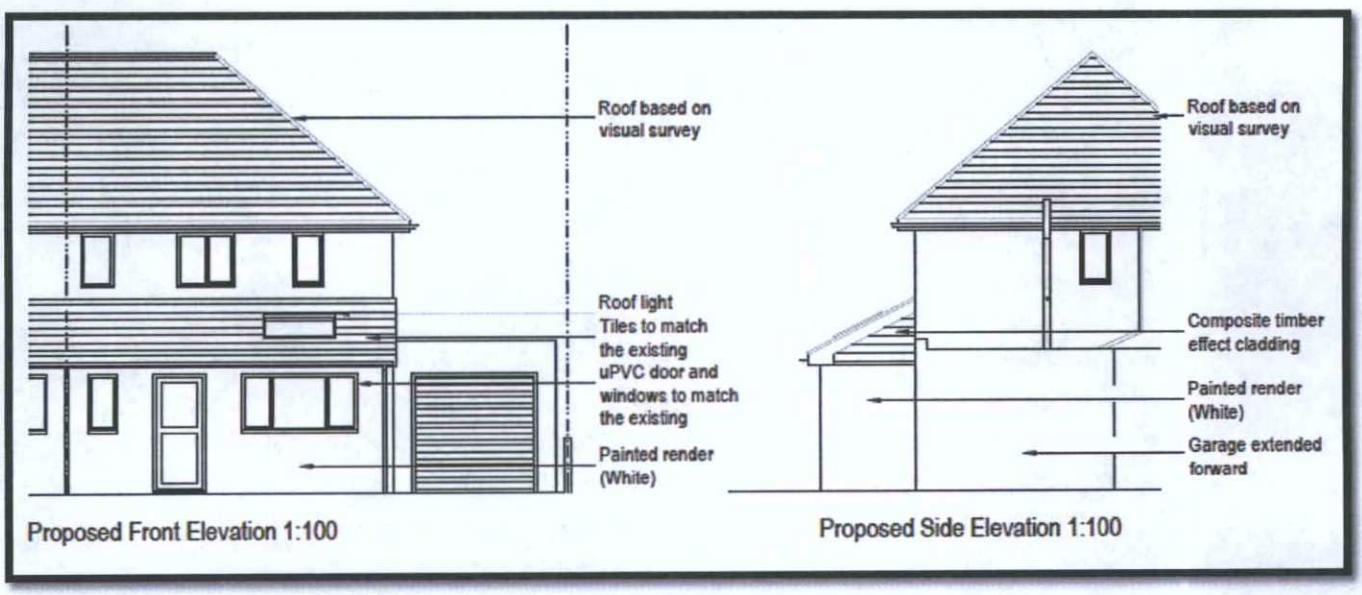
4.2 The extension to the front elevation proposed would infill the front elevation of the house and would be in line with the neighbour's extension. This will provide additional residential floor space on the ground and first floors of this family home.

4.3 The extension would have a pitched roof to match the neighbouring extension. There would be a roof light window to this extension. It is proposed to use roof tiles to match the existing and to have rendered walls with UPVC Windows door and rainwater goods to keep the design and character of the extension in line with the general character of the surrounding.

4.4 The existing and proposed front & side elevations can be seen in the drawing extracts overleaf.



Existing front and side elevations (extract not to scale)



Proposed front and side elevations (extract not to scale)

5.0 PLANNING POLICY

5.1 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."

5.2 For the purposes of the Act, the development plan comprises the saved policies Adur District Local Plan 1996.

5.3 The National Planning Policy Framework (the Framework) is also a material consideration for the determination of planning applications, and development plan policies need to be in accordance with the Framework. Where there is conflict between a development plan policy and the Framework, the Framework takes precedence if the Local Plan is not up-to-date (that is to say, if its policies were not adopted in accordance with the 2004 Planning and Compulsory Purchase Act).

5.4 In addition to the development plan, regard can also be paid to supplementary planning documents and emerging planning policy, though the weight attached to such documents is less than for development plan documents.

National Planning Policy Framework

5.5 The Framework sets out the presumption in favour of sustainable development that runs "as a golden thread" through the town planning system (see Paragraph 14 of the Framework). Paragraph 14 of the Framework continues by stating that where a development is in accordance with a development plan, it should be approved without delay. And where a development plan is silent or its relevant policies are out-of-date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.6 The Framework defines sustainable development as development providing economic, social and environmental roles (see paragraph 7). Economic development is specifically encouraged under Framework paragraphs 17, 18 and 19.

5.7 Paragraphs 29 to 41 of the Framework relate to the promotion of sustainable transport, and confirm at paragraph 32 that development should only be refused

planning permission on transport grounds where the residual cumulative impacts of development are severe.

5.8 Paragraphs 56 to 66 of the Framework promote high quality design, and require new development to take the opportunities available for improving the character and quality of an area.

5.9 Paragraph 187 of the Framework states that local planning authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. As from 01 December 2012, there is a duty on all local planning authorities to provide a statement on planning application decision notices as to how they have worked with the applicant in a positive and proactive way in line with paragraph 187 of the Framework.

Local Plan Saved Policies

5.10 The following local plan policy is considered to be most relevant to the determination of the planning application.

POLICY AH7
Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority.

6.0 MAIN ISSUES

The Principle of Development

6.1 It is considered that the principle of extending and refurbishing the existing dwelling on the site would make an efficient use of the available land and would be in keeping with local and national planning policies and guidelines.

6.2 The proposed development would make efficient use of the site and would provide high quality, sustainable residential accommodation that is suited to the needs of the applicant family.

Design of the Development

6.3 The design, appearance and materials proposed by this application will be in keeping with and sympathetic to the parent building in accordance with local policy and guidance.

6.4 The extension affects only the front elevation and is in keeping with similar extension is in the immediate vicinity of the application site.. While the extension would be clearly visible from public viewpoints, it would not stand out as an alien or intrusive feature in the context of the existing house or the neighbouring properties by virtue of the use of suitable materials and a sympathetic design.

6.5 The proposed extension matches the neighbour's extension therefore it would not look out of character or place.

Impact on the amenities of neighbouring occupiers

6.6 With regard to the amenities of neighbouring residents, the proposed development would not cause any unacceptable noise disturbance to neighbouring properties and is compatible with surrounding land uses. There is no reason to believe that the resultant level of activity from an increase in the floorspace of the house would be unacceptable or inappropriate for this residential site.

6.7 The development will not have a detrimental impact on the outlook, sunlight and daylight enjoyed by the adjacent houses and gardens. The proposed extension is to the north elevation and will comply with the 45 degree code for assessing the sunlight and daylighting implications of extensions as set out in the Building Research Establishment's Guidelines.

6.8 In light of the above, it can be seen that the development will not result in any material harm to the recognised amenities of neighbouring residents and so accords with the provisions of Policy AH7.

7. CONCLUSIONS

7.1 This statement demonstrates that the proposed scheme is of a good design that would complement the existing building and would have no harmful impact on residential or visual amenities of neighbours and the surrounding locality raises no conflict with policy.

7.2 For these reasons it is considered that the scheme complies with national and local planning policies which advocate sustainable development and the scheme should therefore be approved and planning permission granted.

7.2 Consequently the local planning authority is respectfully requested to grant planning permission for the proposed development set out in the application.

Lewis & Co Planning
January 2016