Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0673/12

Site: **13 Williams 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) 3.1 metres in height, 13.5 metres in length, and 5.1 metres in width

The existing building is one of a pair of two-storey buildings with half-hip roofs. It has a garage built onto its side.

The application site is in an outer residential suburb of Shoreham. Buildings in the street have a good rhythm due to their regular spacing and continuity in design.

Relevant Planning History

Consultations

Adur and Worthing Councils: The **Environmental Health** officers *request precautionary contaminated land condition*

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

An earlier application for a two-storey extension was refused and dismissed at appeal due to the harm it would have on the rhythm and spacing of buildings in the street.

It is now proposed to build at single storey, with the street frontage of the extension to resemble the link garden wall between properties. This is a common feature in the street and helps define its character.

Therefore, this development would be in keeping with the established character and appearance of the street, and so no visual harm would occur from it.

Residential amenity – effect on existing dwellings

The proposed length of built form along the shared boundary to the neighbour is well in excess of the Council's adopted development control standard.

However at appeal the Inspector judged there to be no material harm onto the living conditions of the neighbour arising from it.

The local planning authority is required to be consistent with appeal decisions, so could not fail to grant planning permission for this reason alone. It is noted the neighbour has not objected to the proposal.

Parking

Despite the loss of the garage there would remain ample space to park on the site to accommodate the occupier's parking demands, so no harm to highway safety would arise.

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. time limit
2. Approved plans
3. Exterior materials to match existing
4. Notwithstanding "pd" no windows/openings in east elevation
5. Accommodation ancillary to main house

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

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 20-07-2012

Authorised and signed by: Peter Barnett Date: 25 July 2012