Development Management - Delegated Officer Report

Application Number: AWDM/0381/18 Recommendation – APPROVE

Site:226A Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of site visit: 10th April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached town house. Consent was sought for this development in 1999, SU/30/99. This was conditional consent where permitted development rights were removed from the properties.

Consent is sought for a single storey rear extension, originally submitted at 4 metres in depth. A flat roof brick section the full width of the building reducing to a set in section with a glazed roof. Due to this being a semi detached dwelling with the extension being adjacent to the boundary it was recommended by the case officer that the depth of the extension be reduced to 3.5 metres, (when measured from the rear of the adjacent dwelling which is slightly deeper due to the building design.) in line with the Council's Development Management Standards. Amended plans have been received and are for consideration here.

Adur and Worthing Councils:

Contaminated Land: - It is recommended that conditions relating to contaminated land and PFA are attached to this consent.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property and is not visible within the street scene. There is a footpath to the rear of the property, the extension could be viewed from here yet would have no adverse impact. The extension is subservient in scale and the design and materials are appropriate here.

Residential amenity

The main property to be affected is the adjacent, attached dwelling. The depth of the extension has been reduced to avoid any loss of light or overbearing impact to the occupiers of the adjacent dwelling. A condition is attached to ensure that no openings are inserted into either side elevations.

Other Matters

A Contaminated land and PFA condition is recommended. In the light of the scale of the proposal informatives are considered appropriate here and are attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north or south side elevation of the extension.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 23rd April 2018

Authorised by: Peter Barnett Date: 24 April 2018