Expiry Date – 15/2/13

Development Control – Delegated Officer Report

Application Number: AWDM/1539/12 Recommendation – APPROVE

Site: 6 Winterton Way, Shoreham

Proposal: **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Detached bungalow on the east side of Winterton Way.

The property is not in a conservation n area and is not a listed building.

The proposed single storey rear extension measures 2.7 metres in depth, with an eaves height of 2.2 metres and a ridge height of 4 metres. It is proposed between an existing rear conservatory and the northern boundary of the site adjoining No. 8.

It extends off the original rear wall and would appear to be permitted development.

Relevant Planning History

ADC/370/08 – Replacement rear conservatory. Granted 29.08.08

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
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): BE1, CC1, CC6

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

Visual amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The proposed addition has a gabled roof and extends off an original rear gable. It is sympathetic to the original property.

Residential amenity

The extension adjoins the boundary with No. 8. No 8 has a garage on the common boundary and a car port behind it. The nearest habitable room windows in 8 are 4-5 metres away from the boundary. The proposed extension will sit 1.3 metres off this boundary. The extension will have no significant impact on residential amenity at 8.

The installation of a small en-suite bathroom window into the original side wall is an alteration that can be made under permitted development.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the National Planning Policy Framework, 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' and the South East Plan policies (CC1, CC6, and BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 30.1.13

Authorised and signed by: PD Date: 31.1.13