Expiry Date - 07/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1600/14 Recommendation – APPROVE

Site: 50 Beach Green Shoreham-By-Sea West Sussex BN43 5YG

Proposal: Single-storey extension to west side elevation.

Date of site visit: 18/11/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terraced 3-storey town house in a development of similar properties on the north side of the road. The wider area is residential in character.

The proposal is for a single-storey side extension with a dual-pitched roof parallel to that of the main dwelling at the front and a transverse dual-pitched roof to the rear of this. It would be recessed from the main house frontage and have front French doors and a rear casement and the existing rear elevation would have new doors and a small window. There would also be a high level west side window. It would be 8.8m deep, 3.8m wide, a maximum of 4.88m high and would project to the rear of the house by 2.5m. Materials would match the existing.

Relevant site history

None

Consultations

Adur-Worthing EHO: precautionary contamination condition recommended.

Representations

No objections received.

Relevant Planning Policies

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’ National Planning Policy Framework (CLG 2012)

Planning Assessment

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Principle

The proposal comprises upgrading of 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 will appear wholly subservient to the host house which reads as a tall town house. The proposed roof formations and matching exterior finish will correspond to those of the current dwelling and would thereby harmonise acceptably in terms of design. The street scene is not likely to be adversely affected as a result. Whilst the rear of the existing dwelling would have new apertures and a front window would be inserted replacing the current garage door, these elements would ordinarily be within permitted development rights and of themselves are not considered to cause such harm visually to the character of the dwelling or the terrace of which it is forms part to amount to material harm in terms of the visual amenities of the area. On balance, it is considered that this proposal overall, given the changes negotiated and that have culminated in the presently submitted drawings, will now cause insufficient harm to the visual amenities of the area to warrant refusal.

Residential amenity

The extension will bring the house closer to its neighbour to the west at 52 Beach Green. This bungalow, whilst it has side windows, is set at an oblique angle to the proposal site house and it is considered that the development would not be so large or close as to lead to loss of amenity through any significant reduction in light, outlook or privacy, especially given the white elevations which will serve to optimise light and the high level window as proposed which will ensure no material loss of privacy. It is not considered that any other dwelling will be materially affected.

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. No further side windows and doors
4. Approved plans: drawing no.01 received 13/11/14, no.06 received on 17/12/14, no.02 (8) received 23/12/14

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

Informatives

Expiry Date - 07/01/2015

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 Precautionary land contamination

The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

Case Officer: L Simmons Date: 2 January 2015

Authorised by: J Morin Date: 06.01.2015