Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/0582/12

Site: **56 Harbour Way Shoreham-by-Sea, West Sussex**

Proposal: **Single storey rear extension with raised roof light**

Date of site visit: 11/7/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace dwelling with an integral garage. It is rendered at ground level and tile hung at first floor. It has off street parking to the front and is located on the south side of Harbour Way. There is an existing flat roof front projection which encompasses a porch, front part of the garage and an open porch to the front of a door which provides front to rear access.

Permission is sought for a flat roof single storey rear extension to cover almost the full width of the rear of the dwelling leaving the front to rear access door. The extension will provide an enlarged kitchen/diner, 8.7 metres wide, 3.3 metres deep and 2.8 metres high. Two frameless lantern style roof lights are proposed which take the maximum height up to 3.4 metres.

Consultations

Adur and Worthing Council: - The Environmental Health Officer has advised that an informative relating to potentially contaminated land should be attached to any permission granted.

Representations

Third Parties: **-** No third party representations have been 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the rear extension. The relevant considerations are the effects on the character and appearance of the locality and existing building and the impact on residential amenity.

Visual amenity

The proposed rear extension would not be visible within the street scene. It is a modest extension which is subservient to the main dwelling. The extension is to be rendered to match existing with large aluminium powder coated sliding doors onto the garden.

Residential amenity

No. 54 Harbour Way is attached to the western side of the site. This property has an existing single storey rear extension approximately 2 metres in depth built up to the boundary. There is a 1.8 metres fence beyond this on the boundary line. No. 58 attached to the east has a flat roof single storey extension set away from the boundary with the application site. The proposed extension will be built up to the boundary with this neighbouring property. This will result in the front to rear access door and kitchen window at no. 58 being in a recess. It is however considered that this is acceptable and would not warrant a reason for refusal. The depth of the proposed extension is limited to 3.3 metres in depth. The Council's Development Control Standards state that a single storey extension of 3.5 metres in depth can be built up to the boundary with an attached property and that there will be no significant loss of light or overbearing impact as a result. In the light of this guidance and the fact that the adjacent kitchen window is at a distance of approximately 5 metres from the extension it is considered that any loss of light to this kitchen window would be limited and would as such not justify a refusal in this case.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Drawing no. 2
   Drawing no. 3 – both received 15th June 2012

1. Contaminated land informative

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

Case Officer: Hannah Barker Date: 17th July 2012

Authorised by: Jo Morin Date: 18 July 2012