# Development Management - Delegated Officer Report

**Application Number: AWDM/0420/16 Recommendation – Approve**

**Site: 41 Parklands, Shoreham-By-Sea**

**Proposal: Two-storey side extension and single storey rear extension**

**Date of site visit: 8 April and 6 May 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to an end of terrace property which abuts a parking area to the south. It is proposed to construct a two storey extension to the south side measuring 2.3m wide. It will be the full depth of the house but set in slightly from the front and set down from the ridge. The front porch roof is to be extended to cover a new entrance door within the extension.

At the rear, a single storey flat roofed extension is proposed measuring 3.3m deep and 2.8m high. It will replace a smaller conservatory.

**Relevant site history**

SU/144/83 – original consent for the estate includes condition 10 which removes permitted development rights for future extensions

SU/164/94 – Two storey side extension – approved but not implemented

**Consultations**

**Adur & Worthing Councils:** The **Environmental Health** officer recommends the full contaminated land condition

**Southern Water:** Applicant advised to contact them

**Representations**

None received

**Relevant Planning Policies**

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 (March 2012)

**Planning Assessment**

**Principle**

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

**Visual amenity**

The side extension is a subsidiary addition which respects the character of the existing dwelling. Its position adjacent to a parking area and off the main estate road means that it will not be prominent in the street scene.

The rear extension is a modest addition which is less than the Council's suggested 3.5m depth for such extensions. It is considered to be an acceptable proposal in terms of its size and design.

**Residential amenity**

The side extension will have no adverse impact on residential amenity given its separation from neighbouring properties.

The rear extension will be close to the boundary with No. 42 to the north and will be a more substantial structure than the existing conservatory to be removed. There is likely to be some impact on light and outlook given the neighbour's position north of the application property. However, the length of the extension at 3.3m falls within the Council's recommended size for single storey rear extensions and, as no objection has been received from the neighbour, it is considered that the extension can be approved.

**Contaminated Land**

The site is previously developed and contains a conservatory on the site of the proposed extension. It is therefore not considered that the full contaminated land condition is reasonable or necessary on this occasion and the precautionary condition should be imposed instead.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

2. Standard 3 year time limit
3. Materials to match existing
4. No side windows
5. Obscure glaze side window in two storey side extension
6. Precautionary contamination

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

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. Southern Water

Case Officer: Peter Barnett Date: 6 May 2016

Authorised by: Gary Peck Date: 6 May 2016