Development Management - Delegated Officer Report

Application Number: AWDM/0527/18 Recommendation – Approve

Site: 75 Beach Green, Shoreham-By-Sea

Proposal: Single storey rear extension and first floor balcony

Date of site visit: 3 May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey detached house with an attached flat roofed garage on its east side. It is proposed to remove an existing rear conservatory and replace it with a monopitch-roofed ground floor extension across the rear of the house, to a depth of 5m. It will be 3.6m high at its tallest point adjacent to the wall of the house, reducing to 2.6m at the front.

At first floor a small balcony is proposed, replacing one previously in the same position which has been removed.

Relevant site history

None

Consultations

Adur and Worthing Councils: The ***EHO*** has recommended the PFA informative and precautionary contaminated land condition

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 of sympathetic design and scale and will not cause visual harm.

Residential amenity

The depth of the extension at 5m is quite large. The neighbouring house to the southwest, No.77, has a flat roofed side extension which, it is understood, was formerly in use as an annex for a family member but is now a spare/storage room. The rear of the application property does not currently project as far as No.77 so the projection of the extension is approximately 4m beyond the rear of No.77. While the depth of the extension is larger than the 3.5m specified in the Council's DM Standard, the impact is not considered to be adverse. The affected room is not currently a habitable room and the house enjoys a south-easterly aspect. The room has a large amount of glazing and the impact on light and residential amenity is not considered to be harmful.

To the north east, No. 73 is unaffected by the extension due to the separation distance involved. The small balcony is not expected to cause any significant overlooking, being almost 6m from the boundary. No.73 also has its own, much larger balcony/terrace at the rear.

Recommendation

APPROVE

Subject to Conditions:-

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

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. PFA

3. Precautionary contamination

Case Officer: Peter Barnett Date: 17 May 2018

Authorised by: Gary Peck Date: 22 May 2018