Development Management - Delegated Officer Report

Application Number: **AWDM/0037/13**

Recommendation – Approve

Site: 1 Steyning Road, Shoreham-By-Sea

Proposal: Construction of single storey rear/side extensions and decking and formation of vehicular access

Date of site visit: 28 February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the west side of Steyning Road at the edge of the built up area. The River Adur is to the west, St Nicolas' Church is to the east on the opposite side of Steyning Road with a mix of housing beyond that. There is a public footpath to the south and west of the site which is connected by bridge to the west bank of the river. There is a detached house to the immediate north of similar scale and form. The site is within Old Shoreham Conservation Area.

Permission is sought for the construction of two single storey rear extensions either side of the existing two storey rear projection. The extensions would both measure 3.2 metres in width from the existing rear wall, aligning with the depth of the existing rear projection.

On the south side at the rear the extension walls would be predominantly glazed with aluminium framed folding doors and with a hipped roof finished in matching plain tiles set just below the existing eaves level. A decking area is proposed to wrap around the corner of this extension.

On the north side at the rear the extension would be finished in a mix of render and brickwork to match the existing house with a hipped roof matching that proposed on the other side.

As originally proposed the application included a garage, hardstanding and vehicular access. However, following concerns raised over the lack of turning space and the design and positioning of the proposed garage, revised plans have been received revising the access and driveway and the garage is deleted from the proposals. The applicant has confirmed that the proposed block paving would be laid to direct water run-off towards garden beds therefore this aspect of the development would permitted development and so it is only the vehicular access that remains for consideration as part of this proposal.

Relevant site history
None relevant

Consultations

Adur and Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

***ADCAG*:** No objection

WSCC: The Highway Authority commented on the original proposals as follows:

There are issues which WSCC would like to address with the applicants. The parking appears to be "end on" to the A283, i.e. vehicles will be required to reverse onto the A283, which will seriously increase the likelihood of a collision at this location due to the heavily trafficked nature of the A283.

Therefore WSCC requests that the application is amended so that a turning on site facility is incorporated into the proposal, allowing vehicles to enter and exit the site using a forward gear. The amended plans should be submitted to WSCC for approval. These plans should also include a full swept path analysis diagram.

Following the submission of revised plans the Highway Authority have confirmed that the turning area and associated parking space layout is acceptable.

Representations
None 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

Residential amenity
The proposed extension and decking would be well separated from any neighbouring houses and so, having regard to their relatively modest scale, there would be no significant impact on residential amenity in terms of loss of light, outlook or privacy as a result of the proposals.

Visual amenity
The formation of a vehicular access would not cause any significant harm to the character of the site or conservation area, given the relatively narrow opening and the existence of another similar access at the neighbouring house to the north. Whilst the size of the hardstanding may appear excessive, it is necessary to allow turning space and can be constructed as permitted development subject to the drainage within the site curtilage to an area that is permeable, which the applicant has confirmed. Planting is to be retained to the north and south which would act to soften its appearance.

The proposed extensions and decking would be at the rear of the house where they would not have a significant impact on the visual amenities of the streetscene and would be partially screened by the boundary fencing and hedges when viewed from the public footpath. The design of the extensions is sympathetic to the character of the building in terms of scale and proportions and through the use of matching materials, would blend well with the recipient building.

Highway safety
The Highway Authority have confirmed that the revised plans are acceptable and raise no objections. A condition is recommended to ensure pedestrian visibility splays are not obstructed and turning facilities are provided.

Flood Risk
The site is within flood zone 3 where the Environment Agency's standing advice would apply. The applicant has confirmed that floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated as follows:

'The new extensions will be constructed off engineer designed reinforced concrete rafts to suit the geotechnical conditions of the site. The finished level of these rafts will be above the external ground level. The new floors will be suspended timber with a void below. The new cavity walls will be constructed from impervious materials, i.e. brickwork and concrete blocks with partial cavity fill. Weepholes will be left in the structure to ensure that any potential flood water has a path to drain.'

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

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 National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Pedestrian visibility splays and turning
4. Permission relates to approved plans:
   Drawing number 12420-02 entitled 'Existing Floor Plans and Elevations' deposited 15 January 2013
   Drawing number 12420-03 Revision B entitled 'Site, Block & Location Plans' deposited 9 April 2013
   Unnumbered proposed floor plans and elevations deposited 7 March 2013.

Informatives:

- Contamination precaution
- Highway licence required
- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 11 June 2013

Authorised by: Peter Barnett Date: 11 June 2013