Development Control – Delegated Officer Report

Application Number: AWDM/0392/14 Recommendation – APPROVE

Site: 188 Harbour Way, Shoreham

Proposal: Proposed side extension

Date of site visit: 08.04.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located within a residential road located opposite the River Adur and Shoreham Harbour to the south. The application property is situated on a corner plot and comprises a three storey end of terrace dwelling. Within the vicinity there are a mixture of three storey terrace properties and two storey semi-detached and detached dwellings.

The proposal seeks planning permission for a single storey extension to the westerly side of the property. The extension would be a predominantly glazed and uPVC structure which would incorporate a small mono-pitched roof. The proposed extension would replace an existing lean-to. The proposed extension would measure 2.1 metres by 5.9 metres and 2.9 metres in height.

Consultations: None received.

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

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed extension would replace an existing shed structure to the west of the property which is partly screened to the road by the 1.7 metre boundary wall which encloses the part of the western boundary and southerly boundary.

The proposed extension would be set further forward to the north incorporating the existing side entrance and creating a new main entrance to the north of the property within the extension. The proposed extension would appear more visible than the existing structure within the street scene as it would be larger and not fully screened by the westerly boundary wall that is to be retained. It is however noted that the proposed extension would be constructed of mostly glazing and uPVC, therefore appearing as a light weight addition to the dwelling. The northerly elevation of the dwelling has white uPVC cladded panels at first and second floor levels. There are also other examples of uPVC front porch features within the properties located in the cul de sac to the south of the application property. The proposed extension would therefore remain subservient to the appearance of the application property and other surrounding neighbouring properties. It is therefore considered that the proposed extension would cause no detriment to the visual amenities of the area.

Residential amenity

The proposed extension would be well distanced from the surrounding neighbouring properties due to its corner plot location and the extension's position on the westerly elevation. The proposal is not therefore considered to cause any impact on the amenity of neighbouring occupiers.

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).

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Titled: Block & Location Plan, Drawing No. 02 Received: 31st March 2014.
   Titled: Plans & Elevations as Existing & Proposed, Drawing No. 01 Received: 31st March 2014.
   Titled: Conservatory Design: Received the 31st March 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of the extensions, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policies AG1 of the Adur Local Plan.*

Informative

1. Proactive Statement – No amendments

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

Case Officer: Rebecca Tier Date: 13th May 2014

Authorised by: Jo Morin Date: 13 May 2014