**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/1902/16**

**Site:** **108 Harbour Way**

**Proposal:** **Single storey side (west) and rear extension**

**Neighbours checked: Y**
**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application is for a single storey L-shaped pitch/flat roof extension to measure (at max) 4.2 metres in height, 11.6 metres in length, and 8.5 metres in width

The proposal is for a semi-detached two-storey dwellinghouse with gabled roof. The site is situated in an outer residential suburb of Shoreham, on the beach.

**Consultations**
None

**Representations (summarised)**
Received from occupiers of 110 Harbour Way: *regarding the above roof dormer the drawings show the dormer cheek on the party wall where there is currently a shared chimney. Drawing shows removal of half of the joined chimney and the dormer cheek being built flush to our remaining chimney, which lies halfway down the roof pitch on the party line. Our concern is fire safety and would the new roof line affect the draw of our active chimney. Not clear from plans how build regs would address this. Otherwise no issues and they have our support*

**Relevant Planning History**
None

**Relevant Planning Policies**

National Planning Policy Framework (CLG 2012)
Adur District Local Plan (saved policies): AG1, AH7

**Planning Assessment**

***Principle***

Upgrading of residential accommodation is acceptable in principle.

***Visual amenity***

The ancillary scale of the extension is sympathetic with the host dwelling. Its exterior materials and finishes would match. Fenestration would be sufficiently similar.

The extension would be built flush to the front of the existing building but this is not untypical elsewhere in the street and its existence would not result in a terracing effect as the extension is single storey and its roof would be pitched away from the shared boundary.

***Residential amenity***

The neighbours principally impacted upon by the development are those either side (it is physically removed from the remainder)
*Physically attached to east*

The proposed extension would not protrude beyond this neighbour's own rear wall and would be of a similar height – so adverse overbearing/overshadowing would be avoided.

Views onto this neighbour would be oblique so unacceptable loss of privacy and/or intrusive overlooking is to be negated.

*Neighbour to west*

This immediate neighbouring building extends far into the rear garden. The proposed extension does not come beyond this, so negating any potential adverse harm onto the living conditions of this neighbour.

**Recommendation**

The dashed line shown on the submitted drawings is central to the party wall which is also shown on the floor plans. Essentially the applicant will not be building over this centre line of the party wall.

Ultimately, this is not a planning consideration.

**APPROVE** subject to following conditions:-

1. Approved Plan
2. Standard time limit
3. External materials and finishes to match

***Informative***

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.

Case Officer: Matthew Porter Date: 13-02-2017

Authorised by: Peter Barnett Date: 13 February 2017