Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0363/17

Site: **37 Beach Green, Shoreham**

Proposal: **Single-storey extension (demolition of existing free standing garage)**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (at max) 3.3 metres in height, 7.2 metres in length, and 6.5 metres in width.

The application relates to a detached two-storey dwellinghouse on a corner site.

The surrounding area is an outer suburb of Shoreham, residential in its character.

Relevant Planning History

Consultations
Adur & Worthing Councils: *Please attach Precautionary Condition and PFA informative*

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan (submission) 2016 policies: 1, 15, 29

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension is appropriately subservient. The roof shape and pitch is sufficiently in keeping with the host dwelling and, although it is somewhat elongated giving an awkward stretched appearance which would be noticeable from the public

street as the site is elevated from the highway, it is not considered to cause visual harm. Exterior materials and finishes are to match.

Residential amenity

The neighbours principally impacted upon are those to the immediate south and east.

Neighbour to south (No. 24)

The extension would be forward of this neighbouring property. However the extension is at a lower height than the existing garage so would not adversely overbear or overshadow. No windows are proposed in the southern flank, so adverse overlooking and unacceptable loss of privacy would be avoided.

Neighbour to east

Sufficient distance would be retained between the extension and neighbouring property to the east to avoid adverse overbearing and overshadowing. The bi-fold glazing would not allow for adverse overlooking and/or unacceptable loss of privacy as it would be screened by the east boundary wall.

Parking and Accessibility

The existing garage will be replaced with a new one providing equal off street parking provision so there would no implications for highway safety/on-street parking provision.

Contamination

The site is over 190 metres from the nearest source of contamination identified on the Council's records. There is no justification to impose the condition – the applicant's awareness of the potential risk can be dealt with by way of an informative.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Exterior materials/finishes to match
4. No windows/openings in south (side) elevation

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.

The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 02/05/2017

Authorised and signed by: Peter Barnett Date: 2 May 2017