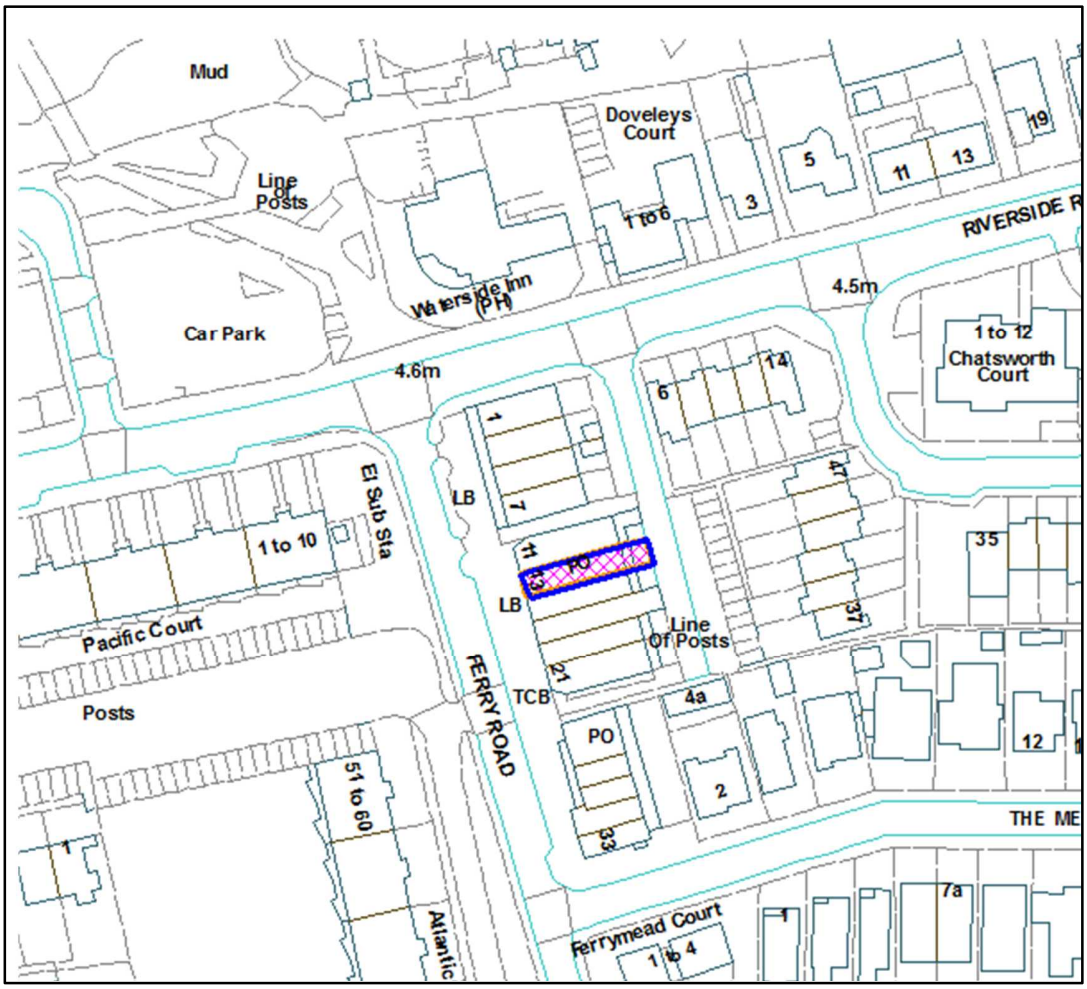
Application Number:	AWDM/0873/21	Recommendation - APPROVE
Site:	13 Ferry Road, Shoreham-By-Sea, West Sussex	
Proposal:	Single storey rear extension and repositioning of A/C units onto flat roof of proposed extension.	
Applicant:	Mr Erkan Basar	Ward: Marine Adur
Agent:	Mr Dave Collins	
Case Officer:	Hannah Barker	



Not to Scale

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Proposal, Site and Surroundings

The application site is a mid terrace commercial unit, convenience store and Post Office. It has flats above and other commercial units on either site. It forms part of a commercial parade within Shoreham Beach on the east side of Ferry Road.

To the rear is a service access with some informal parking, access and rear windows serving the commercial units and access to the first floor entrances to the flats. There are existing air conditioning units to the rear of the building at ground floor wall mounted. Consent is sought for a single storey, flat roof rear extension the full width of the premises. The existing A/C units are to be repositioned on the roof of the proposed extension as shown on the submitted drawings. The extension is 3.3 metres in depth and 3.3 metres high and will be built in materials to match existing.

Adur & Worthing Councils: The ***Environmental Health*** officer has no EH objections to this application. Please can we ensure that the A/C unit is mounted on anti vibration mounts to reduce any structure borne noise.

Representations

None received

Relevant Planning Policies and Guidance
Adur Local Plan 2017
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The A/C units are as existing and will be repositioned on the roof of the proposed extension. Matters for consideration here are the impact of the A/C units being moved

and the proposed extension upon the residential amenities of the adjacent occupiers in the flats above. Also for consideration is the visual appearance of the proposal and its impact upon the character and appearance of the locality.

Visual amenity

The extension is to the rear of the property and visible from the rear servicing road and surrounding residential properties which overlook the site. It will not be visible within the street scene in Ferry Road. It is modest in scale and although the A/C units will be elevated from their existing position there will be no visual harm to the character and appearance of the locality.

Residential amenity

Although the proposed development will be visible from properties to the rear surrounding the site the main impact will be upon the residential properties above the application site. The single storey extension will be visible however being at ground floor there will be no loss of light, outlook or privacy to the flats above. As stated above the A/C units will be repositioned on top of the extension bringing them closer to the flats above. The plans show the units coming no higher than the floor of the platform above therefore no visual adverse impact will occur. In terms of noise Environmental Health have advised that the details accompanying the application in relation to the units are acceptable and that there will be no impact in terms of noise provided that anti vibration mounts are used. The applicant's agent has confirmed that these are currently fitted and a condition is attached to ensure this remains the case.

The commercial properties either side of the site at ground floor have some visible rear openings however as these serve ancillary rooms to the commercial premises and are not residential any loss of light or overbearing impact would not warrant a refusal in this case.

Recommendation

Approve

Subject to conditions:-

1. Standard time limit
2. approved plans
3. The air conditioning units when in position shall not exceed the ground level of the first floor, external raised platform. The units shall also be mounted on anti vibration mounts to reduce any structure borne noise at all times unless otherwise approved in writing by the Local Planning Authority.
4. Materials to match existing.