DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/0434/15

Site: **30 Kings Walk**

Proposal: **Rear orangery and store; roof lantern to existing kitchen; window to east elevation and tile hanging to first floor and east elevations**

NEIGHBOURS CHECKED: Yes

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): No

SITE AND SURROUNDINGS:

The application property is a detached two storey dwellinghouse with rear dormer and single storey flat roof extension.

The surrounding area is an outer residential suburb of Shoreham, on the beach.

PROPOSAL:

Permission sought for a single storey side/rear extension to measure (at max) some 3.5 metres in height and 3.5 metres in length, and 9.5 metres in width, and the insertion of a first floor window in the east elevation.

RELEVANT PLANNING HISTORY:
None

RELEVANT PLANNING POLICIES:
National Planning Policy Framework
Adur Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7

CONSULTATION RESPONSES:
Adur & Worthing Councils Contamination Officer: *require the addition of the potentially contaminated land precautionary condition and PFA wording.*

REPRESENTATIONS RESPONSES
None

PLANNING ASSESSMENT:

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual Amenity

The extension remains domestic in scale and is of matching materials/finishes. The fenestration would be of similar design and style to that of main house. It is concealed from public view apart from a lightweight roof lantern, which would not be unsympathetic.

Neighbours

The neighbours principally impacted upon are those to either side (it is physically removed from the remainder).

Neighbour to west

The extension is single storey and flat roofed so would not overbear or overshadow the neighbour to an adverse degree.

The absence of windows/openings in the side ensures adverse overlooking and loss of privacy would be negated.

Neighbour to east

If obscured the first floor window would avoid intrusive views onto this neighbour's garden (no direct window-to-window relationship would result).

Apart from lightweight glazed lanterns, the extension would be concealed from this neighbour, so adverse overbearing and overshadowing would not occur.

Contamination

According to Local Authority records the site is over 100 metres from the nearest identified source of land contamination.

The extension is to be built on land that has already been disturbed by the construction of the existing rear extension and the laying of a patio slabs.

The risk is therefore disproportionate compared to the onerous cost put upon by the homeowner inherent with the imposing of suggested full precautionary contaminated land condition.

An informative would be sufficient to draw the applicant's attention to the issue.

Flood Risk

Part of the site falls within Flood Risk Zone 2, although not the plot area where the extension would be built.

Nonetheless, the proposal is to be built out to recommended construction standards that would negate the potential for exacerbation of flood risk, and so human health would be put at no greater risk from it.

RECOMMENDATION:

APPROVE

Subject to Conditions:

1) Standard time limit
2) Approved Plans
3) External materials and finishes to match
4) First floor window in east elevation be obscured

Informatives:

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.

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.

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.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign Matthew Porter Date 22-5-2015

Authorising Officer
Sign: Peter Barnett Date: 22 May 2015