Expiry Date -

Development Control – Delegated Officer Report

Application Number: **AWDM/1337/12**

Recommendation – APPROVE

Site: **126 Greenacres, Shoreham**

Proposal: **Single-storey rear extension (to replace existing conservatory)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 3.2 metres in height, 3.9 metres in length, and 4.8 metres in width.

The application property is a semi-detached two-storey 1970s dwellinghouse.

The site is situated in an outer suburb of Shoreham

Relevant Planning History
None

Consultations
Adur & Worthing Councils: The **Environmental Health Officer** *requests precautionary contaminated land condition*

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The proposed extension is not visible from a public vantage point. Its scale is suitably subservient to the main house, with a shallow roof pitch.

Although its contemporary exterior materials and finish would differ from the existing house, no visual harm would arise from use of these materials as they are compatible with the facing brick of the main house.

Residential amenity – effect on existing occupiers

The rear garden area would be reduced by the development, but there remains just enough private outdoor space to cater for the needs to the occupiers of this modest family home. The proposal is not overdevelopment of the site for this reason.

Residential amenity – effect on existing dwellings

It is adjoining neighbours either side and those at the rear who are principally affected (the development is removed from the remainders).

Adjoining neighbour

The proposed extension would not come forward of this neighbour's own extension, and its roof is extremely shallow. No adverse overshadowing and/or overbearing would arise from it as a result.

No windows are proposed in the flank facing this neighbour, so any resultant overlooking would be oblique in its nature.

Neighbour to south-east

Onto this neighbour, the length of the extension slightly exceeds the recommended length set out in the Council's adopted guidance (3.9m compared with 3.5m), although it is stepped in from the boundary by almost 1m at that point.

However, even taking account of this marginal addition of built form, sufficient distance is retained between this neighbour and the proposed extension flank to avoid unduly harmful overbearing and overshadowing.

No windows are proposed in the flank facing this neighbour (only decorative glazing panels which do not afford views), so overlooking is limited to oblique views largely screened by boundary fencing.

Contaminated Land

The site is not contaminated so informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Notwithstanding “pd” no windows/openings in flanks other than shown

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 17-12-2012

Authorised and signed by: Peter Barnett Date: 20 -12-2012