DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/0221/17

Site: 34 Kings Walk

Proposal: Two-storey front extension to provide new entrance lobby and first floor sunspace, with balcony

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey building with front balcony and large picture windows. The property is of a conventional design and style.

The site is in an outer residential suburb of Shoreham, facing onto the beach.

The proposal is to demolish the existing front lobby and erect a two storey front extension with balcony. This will measure 5.5 metres in height, 3 metres in length, and 8.5 metres in width.

Relevant Planning History

AWDM/0452/15
EXTENSION TO FRONT OF HOUSE WITH SUN ROOM AT FIRST FLOOR LEVEL
Approved Conditionally 20/05/2015

AWDM/1264/14
First floor front extension with 2nd floor balcony
Refused 18-11-2014

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur District Local Plan policies: AG1, AH7
Submission Adur District Local Plan policies: 2, 15, 35, 37

Consultations

Adur & Worthing Councils Environmental Health contamination officer:
Precautionary condition and PFA informative

Representations

None

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Flood Risk

The site falls within Flood Zone 2 but floor levels will be no lower than existing (in fact there would be a step up to the lobby) and it would not exacerbate the risk to human health.

Contamination

The site is some 150 metres distant from the nearest potentially contaminated land identified in the Council's records. Accordingly, an informative would suffice to raise the applicant's awareness of this risk

Visual amenity

The extension does come forward of the building line. However it is of lightweight design and is visually subservient (it is predominantly glazed to the host dwelling as it aligns with the horizontal arrangement of the eaves and first floor fenestration). This means it would not appear incongruous with the architectural integrity of the host building.

Other properties in the street have balcony enclosures of various designs with differing exterior materials and finishes, so such a feature, even including the suggested overtly contemporary vertical column of grey glass, would not be uncharacteristic of this stretch of the street scene of Kings Walk.

Residential Amenity

Views would be obtainable from the front balcony. However, overlooking would be directed onto the beach and front gardens of neighbours, which already lack privacy. Views into neighbouring windows would be oblique – so obstructive overlooking and unacceptable loss of privacy would be avoided.

The structure is lightweight in its design, so would not overbear or overshadow.

RECOMMENDATION:

Approve Subject to the following conditions:-

1. Approved Plans
2. Standard time limit

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.

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.

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.

DELEGATED

Case Officer
Sign Matthew Porter Date 22-3-2017

Authorising Officer
Sign Peter Barnett Date 22 March 2017