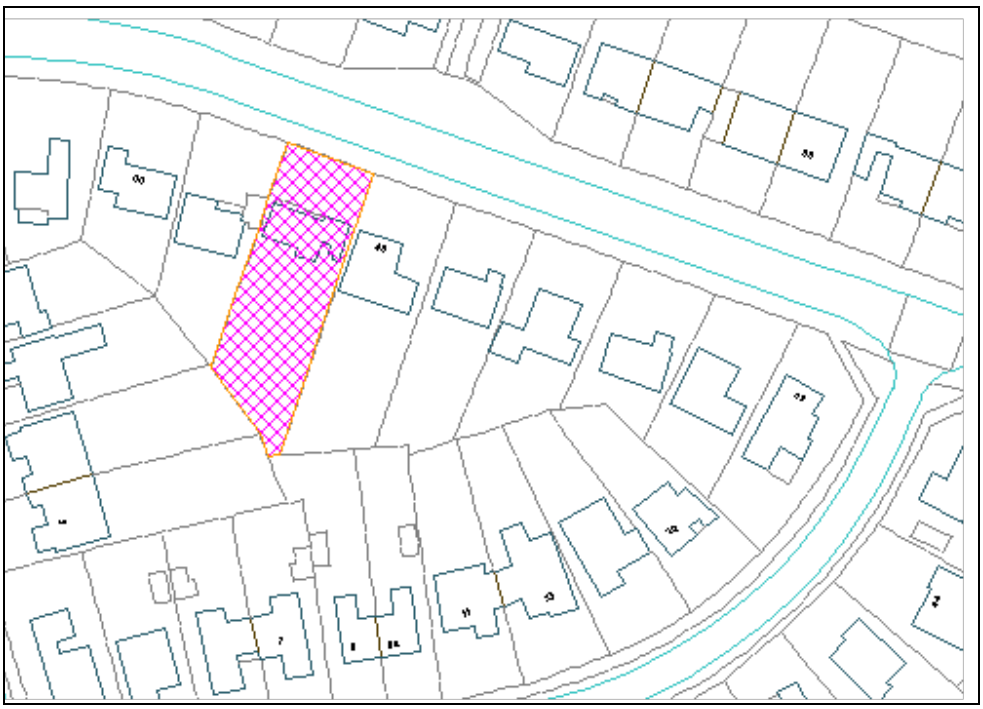
Application Number: AWDM/1497/14 **Recommendation – APPROVE**

Site: **51 Beach Green**

Proposal: **Single-storey front extension to increase existing utility-room/WC (single-story rear extension to be built under permitted development)**

Applicant: Mrs Helen Holloway-Hudson Ward: Marine
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The application property is a post war detached two-storey dwellinghouse, with a modern single storey front and side extension.

The proposal is for a single storey front extension to measure 3.5 metres in height, 2.7 metres in width, and 1.2 metres in length.

A rear extension (to measure 3.7 metres in height, 7 metres in width, and 4 metres in length) is shown for completeness sake only as this can be built without the prior permission of the local authority.

There are detached chalet bungalows are either side of the property (Nos. 49 and 53). The surrounding area is a suburb of Shoreham, close to the beach.

The site falls within Flood Zone 3, the highest tidal flood risk category.

Relevant Planning History

ADC/0078/10
Demolish existing garage and erection of single-storey side and front extension; addition of pitched roof over front bay window
Approved Conditionally 5.5.10

ADC/0269/10
Application for non-material amendment following the grant of permission ADC/0078/10 to change external material to brickwork, part removal of proposed pitched roof with a flat section and removal of porch enclosure
Approved Conditionally 17.08.2010

Consultations (summarised)

Adur & Worthing Councils Environmental Health *requests addition of precautionary condition and PFA informative*

Representations (summarised)

Objection received from owner of No. 49 Beach Green: *Oppose on grounds of loss of light. When original first floor extension erected, lost light to our kitchen, whose only window faces the extension. Addition of a second storey would further reduce light into our kitchen and seriously reduce light into our bathroom on the second floor of our property.*

Relevant Planning Policies and Guidance

Adur Local Plan: AG1, AH7
Supplementary Planning Guidance Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

In this location, the upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale and design of the single storey extension is subservient, and in keeping with the prevailing architecture of the host dwelling. It will not project further forward than the existing side extension and will effectively result in an infill under the existing front canopy roof, with little visual impact on the street scene.

Residential amenity

The contentious element of the scheme, the first floor extension, has been omitted from the scheme.

Sufficient distance would be retained between the front extension and neighbours to avoid harm, by way of adverse overbearing, overshadowing, and overlooking.

Accordingly, it would not conflict with saved policy AH7 of the Local Plan which, amongst other things, requires that development should not be unneighbourly (by way of adverse overbearing and overshadowing, and intrusive overlooking and harmful loss of privacy). The proposal would also not be contrary to the National Planning Policy Framework, which requires a good standard of amenity for all.

Contamination

The application site is not contaminated. The nearest contaminated land identified by the Council is 150 metres away. There is no necessity to impose a condition or informative.

Recommendation

APPROVE

Subject to the following conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials to match

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.

Is recommendation contrary to any representations? y

Case Officer signed: Matthew Porter Date: 4-2-2015

Authorised and signed by: Peter Barnett Date: 6 February 2015