Development Management - Delegated Officer Report

Application Number: AWDM/1671/17 Recommendation – APPROVE

Site: 6 Woodards View, Shoreham-By-Sea

Proposal: Single storey side/rear extension including rebuild of front porch.

Date of site visit: 11/12/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site comprises of a semi detached two storey dwelling, within a street of a mixture of properties of varying design and scale. There is a flat roof porch addition to the front and flat roof garage to the side, there is a front driveway, garden and low level wall, Permission was refused for a two storey side extension in July 2017, AWDM/0750/17. It was considered that the proposal was detrimental to the adjacent bungalow to the north, east, the reason for refusal is copied below: -

The proposed extension, by reason of its scale, bulk and form, would be an overbearing, overly dominant and visually harmful addition, detrimental to the visual amenities of the locality and the residential amenities of the occupiers of 8 Woodards View. It would therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan, DC Standard No.3 Extension and Alterations to dwellings and Policy 15 of the Submission Adur Local Plan.

The current scheme is a reduced development to that which was refused. The front, side and rear additions are all limited to single storey. There is greater set in from the boundary with no. 8. The rear single storey element remains the same with a flat roof, 5 metres in depth, up to the boundary with the neighbouring, attached dwelling.

Adur & Worthing Councils: Environmental Health – Recommend precautionary Contaminated land condition and PFA informative.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed development will be clearly visible within the street scene. The front porch and garage are to be replaced, the porch will be of improved brick and tile design with lean to tiled roof, the garage position is to be set forward with a continuation of the roof. It is considered that a set back of the garage/store would be necessary here to allow the garage/side addition to appear more subservient to the main entrance. This also results in a good visual balance with the attached semi which also has a side garage which is set back. Amended plans have been received which show the side addition in line with the main house. This is considered an improvement to the originally submitted scheme and can be supported. The side and rear section of the extension is of flat roof, yet this will not be clearly visible within the street scene and allows the roof height to be kept to a minimum. The single storey scale allows the extensions overall to be in keeping with the scale of the main dwelling. It is not considered that the works constitute over development here. The rear and side addition (as amended) is similar to that at the attached semi, no. 4.

Residential amenity

The main dwellings to be affected are those either side of the site, no. 4 the bungalow to the north east and no. 4 the attached semi to the south west. As stated above the previous two storey proposal was detrimental to the bungalow adjacent. This single storey proposal which has a greater set in from the boundary is considered to be acceptable in this case. The overbearing impact is reduced to an acceptable degree here.

The attached dwelling no. 4 has an existing single storey rear addition which is 4 metres in depth, the proposal is 5 metres. The extensions will be adjacent to each other, due to the existing extension the only consideration here is for the additional 1 metre in depth, as this is the only part that will impact upon the adjacent property. It is not considered that the 1 metre in depth increase will result in any loss of light or overbearing impact here.

Other Matters

Environmental Health have recommended a Contaminated Land condition, taking into account the scale of the development and this being a householder application an informative is considered appropriate here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No. windows or opens on the north east side elevation of the extension.

Is recommendation contrary to letter(s) of representation? N

1. Proactive with amendment

2. 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.

3. 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.

Case Officer: Hannah Barker Date: 2nd January 2018

Authorised by: Peter Barnett Date: 2 January 2018