Expiry Date – 13/11 ppa to 24/11

Development Control – Delegated Officer Report

Application Number: AWDM/1419/17 Recommendation – Approve

Site: **234 Harbour Way, Shoreham Beach**

Proposal: **Single-storey front extension with extended front roof terrace.**

Neighbours checked: Y

Additional neighbour notifications: Y with corrected description ends 15/11

Date of Site Visit: 1/11

Site and Surroundings

This application relates to a linked detached house on the west side of Harbour Way. The property was built in the 1970's and has a striking assymetrical pitched roof design. It is built in a dark brick with a subordinate recessed wing which is rendered or clad.

The house to the south has its garage adjoining the party wall. The application property's garage adjoins the wall of No. 232. All these properties as built have front canopies, some of which have been extended and made into larger terraces when similar front extensions have been added.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to extend the front of this property by 2 metres in depth with a flat roof and to extend the first floor roof terrace over it and enclose it with a steel and glass balustrade 1100mm in height. The application has been revised since first submitted and is now less deep than originally proposed.

Reelevant Planning History

0128/09 – Rear conservatory (retrospective). Granted 19.5.09

Consultations

Health: Precautionary contamination condition required and PFA informative.

Representations

Objection to original plans from No.232 as follows:

1. Our extension is 2 metres in depth. The proposed extension is 3.5 metres deep which will be totally out of keeping with the extensions built in this row of very similar houses. This has not been shown on the drawings or in any communications published.

2. It would spoil the outlook of the whole road and row of houses.

3. It will take light from the front of our house when looking out from the kitchen making us feel enclosed.

4. It is unneighbourly having such a large terrace which would overlook the houses on all sides. This would also lead to noise pollution in use during all times of the day and night.

5. I would also like to point out that there is a manhole cover in close proximity to the existing front of the house. Also on the application it stated that there would be no need to remove or prune any trees. This is false there are two trees which would probably need to be removed.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character and Appearance

Some of the properties in this 1970's development have had front extensions and created front terraces. These are generally 2 metres in depth (228, 232, 238, 240 Harbour Way). Such extensions continue to respect the original stagger in the front wall as the road turns the bend. The revised proposal to a depth of 2 metres respects these previous permissions and the extended character of the streetscene.

Neighbour amenity

The extension proposed is off the north boundary with No. 232 by the width of the garage on site. No. 232 has its only kitchen window closest to the shared boundary in its subordinate wing which roughly lines through with the nearest front wall at the application site. The revised proposal at 2 metres in depth will not cause significant harm to light or outlook form No. 232. No. 232 has added a 2 metre deep front extension with corresponding enlarged front roof terrace away from this kitchen window.

No. 236 has its garage closest to the common boundary. Again no harm will occur.

The extended roof terrace reflects similar alterations in the street, including at No. 232. The reduced depth is in keeping and will not cause harm.

Recommendation APPROVE subject to the following conditions:

1. Revised Plans
2. 3 years
3. Materials to match
4. South side window – obscure/fixed below 1.7m
5. No new windows – north side

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary Contamination information
3. PFA informative

Is recommendation contrary to any representations? Y

Case Officer signed:	MOK	Date: 23.11.17
Authorised and signed by:	Peter Barnett	Date: 23 November 2017