Development Management - Delegated Officer Report

Application Number: **AWDM/0296/13** **Recommendation –** Approve

Site: 22 Havenside, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 11 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the south east side of Havenside, relatively close to the sea front which is to the south. The bungalow is set at a higher ground level than the street. This is a predominantly residential area comprising of a mix of bungalows and two storey houses of varied design.

Permission is sought for a rear extension to infill between an existing rear addition and the existing garage and carport. The extension would measure approximately 5.38 metres in width, 3.69 metres in depth from the rear kitchen wall and 2.9 metres in height to the top of a flat roof. Matching materials are proposed.

Relevant site history
None relevant

Consultations

Adur and Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Residential amenity
The proposed extension would infill between an existing rear addition and garage/carport and would not extend beyond the line of these and would be no higher than the existing rear addition. The neighbouring property to the south west, No. 20 has a garage to the side of their bungalow which is slightly higher than the garage/carport and No. 22. Having regard to the scale of the proposed rear extension and the relationship with neighbouring properties, being well separated and having intervening structures, it is considered that the proposed extension would not pose any significant threat in terms of loss of light, outlook or privacy.

Visual amenity
Although the extension would result in a fairly large flat roofed structure at the rear, the proposed extension would not be readily visible in the streetscene, particularly given the change in level between the street and bungalow.
It is considered that the proposed extensions would not harm the visual amenities of the site or surrounding area. The use of matching materials would help to blend the extension with the existing building.

Flood risk
The site lies within Flood risk Zone 3 where the Environment Agency's standing advice would apply.

The applicant has provided a flood risk assessment confirming that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Unnumbered site location plan deposited 18 March 2013
   Unnumbered block plan deposited 18 March 2013
   Unnumbered drawings entitled 'Existing floor plan and elevations' and 'Proposed floor plan and elevations' deposited 18 March 2013
   Unnumbered drawings entitled 'Proposed Plan View' and 'Proposed Rear View' deposited 18 March 2013

Informatives:

- Contamination precaution
- 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 2 May 2013

Authorised by: Peter Barnett Date: 7 May 2013