Development Management - Delegated Officer Report

Application Number: AWDM/0013/18 Recommendation – Approve

Site: 46 Harbour Way, Shoreham-By-Sea

Proposal: Single storey front/side and rear extensions (amendment to approved application AWDM/1332/17)

Date of site visit: 7 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the south side of Harbour Way. Permission was granted last year for a single storey side monopitch roof extension for the full depth of the house, which will wrap around the front of the house to connect with a proposed porch extension AWDM/1332/17). At the rear an existing conservatory is to be demolished and a single storey flat roofed extension 3m deep constructed.

This application seeks to amend that permission to increase the width of the rear extension and the depth of the side extension at the rear. The two extensions will now extend beyond the existing side wall (by 0.6m) and rear wall (by 0.9m) of the house.

Relevant site history

None

Consultations

Adur & Worthing Councils: The **EHO** recommends PFA and precautionary contaminated land informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 '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

There are a number of properties along Harbour Way with front porch additions, being a mixture of flat and pitch roofed. The proposed porch extension is acceptable therefore. The side extension is also considered to be visually acceptable. While it extends to less than 1m from the boundary, it is single storey only and will not create a terracing effect as space will remain between the houses at first floor level.

The wraparound element will project forward of the side of the house and connect with the porch. No other property in Harbour Way has this feature currently. However, while it would be the first feature of its kind in the street, on balance it is not considered to cause sufficient visual harm to warrant refusal.

Residential amenity

The side extension will cause no harm to its neighbour to the west. It will extend slightly further out, beyond the rear of No. 44 to the west but only by a marginal amount. That property has its own conservatory extension at the rear and no harm to their amenity will arise.

The rear extension will have some impact on the light and outlook for the occupiers of the attached dwelling to the east, which itself has a rear extension at the other end of the house. The proposal will therefore result in the nearest window to the extension being in a recess. However, the extension will be 3m deep which effectively makes it ‘permitted development’ and, as such, an objection cannot be sustained. The increased width of the extension is at the western end, furthest from the attached dwelling, and will not have any additional impact on their amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: Peter Barnett Date: 31 January 2018

Authorised by: Gary Peck Date: 31 January 2018