Expiry Date - 13/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0931/11

Recommendation – Approve Application

Site: **130 Harbour Way Shoreham-By-Sea West Sussex BN43 5HH**

Proposal: **Pitch-roofed single-storey front extension and flat-roofed single-storey rear extension**

The Application

The application relates to a mid terrace dwelling on the south side of harbour Way. It has a front conservatory-style extension and a rear conservatory across the full width of the dwelling. It is proposed to demolish both extensions and construct a front extension with mono pitch roof, across the full width of the property. The extension will measure 1.8m deep, 7.5m wide and 3.7m high. At the rear, a flat-roofed extension across the full width is proposed, measuring 7.5m wide, 3m high and 3.65m deep. It will have two lantern rooflights on the flat roof.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extensions are replacing existing extensions and will not have a significant visual impact. The front extension will be wider and deeper, with a more solid construction, but it will be in keeping with other front extensions in Harbour Way, including on the adjacent terraced property.

The rear extension is marginally deeper than the usually accepted 3.5m, but there are extensions on both properties either side and the proposal will not appear out of character or dominant.

Residential amenity

The proposal will not have an adverse impact on the residential amenities of the neighbouring occupiers. At the rear the extension will be in line with the neighbouring extensions and will have no impact.

At the front there is an extension on No.132 which this proposal will abut. To the west, No. 128 does not have an extension and the proposal will be constructed right up to the boundary. However, at a depth of 1.8m only it is not considered that it will result in a harmful loss of light or outlook for the occupiers of No.128.

Recommendation

APPROVE for reason that:-

1PPi

Subject to

1. C1Ci

Expiry Date - 13/01/2012

2. C12Eii
3. This permission relates to the following approved plans received 18 November 2011:
   Drawing Nos.tp679/9 (Location and Block Plans), tp679/10 (Proposed Ground Floor Plan and Cross Section), tp679/11 (Proposed Front and Rear Elevations), tp679/12 (Proposed East Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 January 2012

4/1/12