Development Management - Delegated Officer Report

Application Number: **AWDM/1114/15**

Recommendation – Approve

Site: 35 Woodards View

Proposal: Part retrospective application for single storey rear extension and dummy pitch roof to front of existing garage

Date of site visit: 23-09-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached chalet bungalow on Shoreham Beach, an outer residential suburb of Shoreham-by-sea.

The proposal is for a single storey side/rear infill extension (the full details of which are shown on the submitted plans). The extension footings have been built out at the time of the site visit.

Relevant site history
None

Consultations
Southern Water*:* attach informative

Representations
None

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)
Saved Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Residential amenity

The extension is to be single storey and physically removed from neighbouring buildings, so as to avoid adverse harm onto the amenities by way of overbearing, overshadowing and loss of privacy/overlooking.

Visual amenity

The scale of the extension is domestic in nature with flat roof with a dummy pitch. Its external materials and finishes will match, amd its fenestration would be in keeping with the style of the host dwelling.

It will not be highly visible from public view point as it would be partially hidden at the side and rear of the property.

Flood Risk

The site falls within Flood Risk Zone 3a, the highest category for tidal flooding.

The finished floor level of the extension would be no lower than the existing, so human health would be put at no greater risk from flooding.

Recommendation

Approve

Subject to Conditions:-

1. Approved plans
2. Exterior materials/finishes to match

Informatives:

1) 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.

2) A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Matthew Porter Date: 28-09-2015

Authorised by: Peter Barnett Date: 28 September 2015