Development Management - Delegated Officer Report

Application Number: **AWDM/0292/16** **Recommendation –** Approve

Site: 143 Old Fort Road, Shoreham by Sea

Proposal: Single storey rear extension

Date of site visit: 18 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a two storey house located on the north side of Old Fort Road. The house has an integral garage and a small roof terrace to its frontage. To the rear, it has been extended with a two storey flat roofed extension on its north west corner and with a single storey section extending to the western boundary. The rear garden is enclosed by close boarded fencing. A low wall (1 metre high approximately) forms the boundary to the side of the house adjacent to the rear garden of No.145. No.145 is set forward of the front wall of No.143.

Permission is sought for a single storey rear extension which would extend almost the full width of the house, set in from the west side wall by 0.8 metres. The existing rear wall is staggered and the new extension would level this off measuring between 2.8 metres and 3.9 metres in depth. A lean-to roof is proposed which would measure approximately 3.7 metres at its highest point into the recess. Matching materials are proposed.

Relevant site history
85/79 Enlargement of porch and extension to front porch. Approved 15.05.1972

SU/183/79 First floor extension to west elevation. Approved 18.06.1979

SU/383/79 Amendment to SU/183/79 – First floor extension to west elevation. Approved 9.10.1979

Consultations
Environmental Health – require a precautionary contamination condition to be attached and an informative advising the applicant of the potential for PFA

Southern Water – requires a formal application for any new connection to the public foul and surface water and an informative is requested to advise the application of this. Advice is also give in the event a sewer is found during construction.

Representations

None

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

Flooding
The site lies partially within flood risk zones 2 and 3. The applicant has met the Environment Agency's requirement in confirming that floor levels will be set no lower than that of the existing dwelling and has provided details of flood proofing/resilience techniques.

Residential amenity
The neighbouring house to the west at No.141 has been extended to the rear with a 2 storey addition. This extends beyond the rear of no.143 by approximately 4 metres and there is a first floor window in the side facing the application site. To the east, the neighbouring dwelling at No.145 is set well forward of No.143 with a converted garage at the side/rear (also mainly in front of No.143) adjacent to the common boundary with No.143 and it has no rear windows in this section. The relationship is such that the proposed extension would be remote from the rear of 143 to avoid any significant impact to the occupiers on this side and with the relatively modest depth and single storey height, there would be no significant impact to the occupiers of No.141 to the west. A condition is recommended for obscure glazing to the side window in the west elevation in the interests of protecting privacy.

Visual amenity
The extension would be to the rear of the house where it would not be readily visible in the streetscene. The scale and design proposed would be in keeping with the character of the existing building. The proposed extension would not cause any significant harm to the character of the recipient building or area in general.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:

   Unnumbered Site Location Plan and Block Plan deposited 29 February 2016
   Drawing number 16/1100/01 entitled 'Proposed single storey rear extension' deposited 29 February 2016
   Drawing number 16/1100/02 entitled 'Proposed single storey rear extension' deposited 29 February 2016
   Email of clarification received 25.04.2016

3. Precautionary contamination
4. Matching materials
5. Obscure glazing to west side window

Informative

1. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.
2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
3. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The application is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
4. 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: 25 April 2016

Authorised by: Peter Barnett Date: 25 April 2016