Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1317/12

Site: **23 Old Fort Road Shoreham**

Proposal: **Front extension to existing porch**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey front extension to measure (at max) 3.1 metres in height, 1.5 metres in length, and 4 metres in width.

The application property is a bungalow of a compact design. It has already been extended by way of a flat roof glazed extension, which has already changed the appearance of the building.

The site is situated within a varied street scene consisting of buildings of various designs, in an outer residential suburb of Shoreham.

Relevant Planning History

None

Consultations

Adur & Worthing Councils: The **Environmental Health Officer** *requests precautionary contaminated land condition*

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The front extension would bring built form closer to the highway, but it would still be 10m from the pavement. There is a wide variation in building design and styles in the street, many of which come further forward to the highway than the current proposal. There is no regimented building line. Permission has been granted for two pairs of semi-detached dwellings at 25-27 Old Fort Road immediately to the east of this site which will project forward of No.23 as it exists and in line with the proposed extension (AWDM/0302/11).

The lightweight design of the front extension would lessen its visual prominence in the street. It is integrated to the style of the host building, closely following the design of the building's existing front protrusion.

For these reasons the development would be sufficiently integrated visually with the main building and unobtrusive in the street scene as to raise no visual harm.

Residential amenity – effect on existing dwellings

The neighbours either side of the proposed extension are sufficiently removed from the development to avoid material harm arising onto their living conditions by way of overbearing and overshadowing. This is also the case in terms of the impact on the proposed new dwellings to the east.

The glazing to the front extension would overlook the public front gardens of these neighbours rather than private habitable rooms, so any loss of privacy would not be materially harmful.

Contaminated Land

The site is not contaminated so informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. External materials and finishes of plinth wall to match existing

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 28-11-2012

Authorised and signed by: Peter Barnett Date: 28-11-2012