Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1355/14

Site: **Blandford Cottage, New Salts Farm Road, Lancing, Shoreham-By-Sea, West Sussex, BN43 5FE**

Proposal: **Single-storey side extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (at max) 4.6 metres in height, 6.2 metres in length, and 4 metres in width.

The application relates to a detached two-storey former farm cottage occupying a narrow plot to New Salts Farm Road, a private street serving Shoreham Airport. There is a detached garage on the site.

Under local planning policies, the application site is located outside of the defined built up area boundary and within the countryside. The site is bordered to the north, east, and west by open fields, reflecting its rural setting.

Relevant site history
AWDM/0309/14
Single-storey side extension with pitched roof and porch
Refused 20-05-2014

Consultations (summarised)
None

Representations
None

Relevant Planning Policies

Saved Local Plan: AG1, AC1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Residential amenity – neighbours

The development is sufficiently remote from immediate neighbours so as to avoid harm arising onto their amenities by way of overlooking, overbearing, and overshadowing.

Flood Risk

The site lies within flood zone 3. However the development would be built out with flood proof measures to ensure human health is not put at any greater risk.

Visual amenity

Blandford Cottage is located in a rural landscape of flat open fields between the A259 and Shoreham Airport. Buildings make only marginal incursions into the open character of the landscape, so it is important to avoid such buildings becoming visually intrusive.

A previous scheme to extend the property was refused. This was due to its excessive length and front flush with the garage, creating an elongated form of an adverse scale and mass affecting the building's rural setting. There was also concern about the potential loss of the Ash tree near to the roadside.

In the current proposal the length of the proposed extension will be considerably reduced, and it will now be set back from the garage. The scale of extension is now of a more appropriate proportion and bulk, and relates sympathetically to its host. There would a space between the garage and extension so the setting is improved. The Ash tree would not be harmed adversely as the extension footprint has been reduced.

As such, the resultant building would be readily assimilated into the sensitive rural landscape that surrounds it.

Recommendation

APPROVE

Subject to the following conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match
4. Built out in accordance with flood risk measures

Informative:

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: Matthew Porter Date: 14-11-2014

Authorised by: Peter Barnett Date: 17 November 2014