Development Management - Delegated Officer Report

Application Number: AWDM/1332/17 Recommendation – Approve

Site: 46 Harbour Way, Shoreham-By-Sea

Proposal: Proposed front porch extension, side extension and rear extension

Date of site visit: 7 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the south side of Harbour Way. It is proposed to construct a single storey side monopitch roof extension for the full depth of the house, which will wrap around the front of the house to connect with a proposed porch extension. At the rear an existing conservatory is to be demolished and, as amended, a single storey flat roofed extension 3m deep constructed.

Relevant site history

None

Consultations

Adur & Worthing Councils: The **EHO** recommends PFA and precautionary contaminated land informatives

Representations

4 letters of objection received from the occupiers of 48 Harbour Way, 16 The Marlinespike and 116 Old Fort Road:

- Loss of light, particularly from late afternoon in the summer and earlier in the winter
- Plans lack clarity and detail – lack of dimensions to show how far the rear extension will project into the garden
- Extends in front of the building line and does not allow 1m space between houses
- Overdevelopment

Relevant Planning Policies

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’ Submission Adur Local Plan (2016) Policy 15

National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

There are a number of properties along Harbour Way with front porch additions, being a mixture of flat and pitch roofed. The proposed porch extension is acceptable therefore. The side extension is also considered to be visually acceptable. While it extends to less than 1m from the boundary, it is single storey only and will not create a terracing effect as space will remain between the houses at first floor level.

The wraparound element will project forward of the side of the house and connect with the porch. No other property in Harbour Way has this feature currently. However, while it would be the first feature of its kind in the street, on balance it is not considered to cause sufficient visual harm to warrant refusal.

Residential amenity

The side extension will cause no harm to its neighbour to the west. The rear extension will have some impact on the light and outlook for the occupiers of the attached dwelling to the east, which itself has a rear extension at the other end of the house. The proposal will therefore result in the nearest window to the extension being in a recess. However, the extension has been reduced from 4m to 3m deep which effectively makes it ‘permitted development’ and, as such, an objection cannot be sustained.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 13 October 2017

Authorised by: Gary Peck Date: 16 October 2017