# Development Management - Delegated Officer Report

**Application Number: AWDM/1874/18 Recommendation – APPROVE**

**Site: 33 Falcon Close, Shoreham-By-Sea**

**Proposal: Single storey rear extension to replace conservatory on south elevation**

**Date of site visit: 29.01.19**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a cul de sac on Shoreham Beach. There is an existing conservatory to the rear of the bungalow. Consent is sought to remove this structure and to erect a brick built extension with flat roof and bifold doors to the rear and west side elevations. The extension is to be 3 metres in depth and 3 metres wide replicating the footprint of the existing conservatory.

## Consultations

**Adur and Worthing Council - Environmental Health -** Contaminated Land – PFA and Precautionary condition.

## Representations

None received

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

## 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

The extension is to the rear of the bungalow, it is modest in scale and subordinate to the main dwelling. It will not be visible within the street scene and is considered to be in character with the existing bungalow and surrounding locality where flat roof single storey rear extensions are commonplace. Materials to be used will match existing as conditioned below.

**Residential amenity**

The main properties to be affected are those either side of the site. The attached bungalow has an existing single storey flat roof rear addition built up to the boundary, this has a blank side elevation. Although bifold doors are proposed on the western elevation it is not considered that this will result in any loss of privacy in this case. This is both due to the distance from the boundary and also the blank side elevation at the adjacent dwelling.

To the other, eastern side there is separation between the properties with the garages set back to the side of the bungalows. It is not considered that on this side there will be any greater impact than already exists with the conservatory. The proposed extension will have a blank eastern elevation therefore offering greater privacy to the neighbouring property than already exists. A condition is attached to ensure that no additional openings are inserted in the side elevations of the extension.

Due to the scale of the proposed development it is deemed appropriate to attach the PFA and contaminated land informatives in this case.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west side elevation of the extension.

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

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. PFA Informative
3. Precautionary contaminated land condition

Case Officer: Hannah Barker Date: 5th February 2019

Authorised by: Peter Barnett Date: 5 February 2019