Expiry Date – 15/1

Development Control – Delegated Officer Report

Application Number: AWDM/1809/17 Recommendation – Approve

Site: 45 Hadrian Avenue, Southwick

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/1/18

Site and Surroundings

This application relates to a semi detached 1930's bungalow on the east side of Hadrian Avenue in the established residential suburb of Southwick. The bungalow has been extended into the roofspace at the rear and also with a ground floor rear extension.

The property is not in a conservation area and is not a listed building.

Proposal

Planning permission is sought to square off the existing rear ground floor extension and take it up to the northern boundary with No.43. The extension measures 1.85 metres in depth, 3.4 metres in width, 2.66 metres in height with a domed rooflight 500mm in height.

Relevant Planning History

SW/56/04 - Rooms In Roof (With Part-Hipped Side Gable & Rear Dormer With Balustrade). Granted 20.9.04

SW/07/01 – side extension (with garage) Incl. gabled roof and rooms in roof with rear dormer. Granted 23.4.01

2229/48 – Conservatory. Granted 21.8.48

Consultations

Health: Precautionary Contamination condition required.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 43, to the north has a conservatory extension to the depth of the current extension at 45 on the shared boundary. The additional 1.85 metres in depth will not have a significant impact on occupiers at 43. The extension is well removed from the boundary with No. 47.

Character

The extension is at the rear of the property. It extends an existing flat roofed extension. Flat roofs are a common feature on rear additions.

The contamination identified is at the end of the garden and beyond. As such it is considered that a precautionary contamination informative is more appropriate in this case.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

Informative

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. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the

potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.
Is recommendation contrary to any representations?

Case Officer signed:	MOK	Date: 4.1.18
Authorised and signed by:	Peter Barnett	Date: 4 January 2018