Development Management - Delegated Officer Report

Application Number: AWDM/0715/16 Recommendation – Approve

Site: 73 Beach Green, Shoreham

Proposal: Two storey and first floor extension to rear (south) elevation

Date of site visit: 28.6.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a modern detached dwelling with a gabled two-storey rear projection and a single storey flat roof extension with first floor patio doors onto the roof to allow a terrace, together with a shallow roof single storey conservatory at the rear.

The proposal is for a gabled two-storey extension over the flat roofed ground floor extension to match the existing gable which is itself to be increased in depth by 1.4m. A first floor infill extension is also proposed between the two gables (full details shown on the submitted drawings).

The site is located in an outer residential suburb of Shoreham, on the beach.

Relevant site history
None

Consultations
Adur & Worthing District Environmental Health: *impose precautionary condition and PFA informative*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AH7, AG1

Planning Assessment

Principle

Upgrading of the existing housing stock is supported in principle.

Visual amenity

The extension is well integrated in terms of its scale, form and exterior materials/finishes with the host dwelling (including the proposed gabled rear

protrusion with contemporary cladding that would not be alien to the local area as other buildings are similarly clad, and which will match the existing gable). The entire development would be concealed from public vantage point.

No visual harm would arise from it.

Residential amenity

The neighbour principally impacted upon is the neighbour to rear and those either side (it is physically removed from the remainder).

Neighbour to rear

There would be additional glazing at first floor but the severity of overlooking and loss of privacy would be no greater than at present. The built form would be sufficiently physically distant to avoid harmful overbearing or overshadowing.

Neighbour to west

The gabled first floor extension would bring built form closer to the shared boundary at a greater height. However sufficient distance would be retained between this and the neighbour's own rear facing fenestration that serves principal habitable rooms (the single storey element closest to the shared boundary is the neighbour's garage).

Given this distance, adverse overbearing and loss of daylight and sunlight as well as outlook would be avoided.

The absence of first floor side windows means views onto this neighbour would be oblique with intrusive overlooking and loss of privacy avoided. Indeed the overlooking situation would improve as it would remove the existing outside flat roof terrace.

Neighbour to east

The proposed rear protrusion of this extension is set away from this neighbour and there is the applicant's garage between. No principal windows in the neighbouring building's side elevation face onto the application site.

Given the distance involved, and the limited rear projection length proposed on this side of the host building, adverse overbearing and loss of daylight and sunlight (as well as outlook) would be avoided.

The absence of first floor side windows means views onto this neighbour would be oblique with intrusive overlooking and loss of privacy avoided.

Flood Risk

The site falls within the highest category of tidal and fluvial flood risk (zone 3).

However, the finished floor levels of the development would be no lower than the existing building so no human health is put at greater risk.

Contamination

The site is some 57 metres from the nearest source of contamination land identified by Council records.

However the precautionary contamination condition is a proportionate approach to mitigating harm in the event of contaminates being discovered.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Precautionary contamination
4. Materials to match existing dwelling
5. Notwithstanding “pd” no windows at first floor

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: 04-07-2016

Authorised by: Peter Barnett Date: 5 July 2016