Development Management– Delegated Officer Report

Application Number: AWDM/1298/17 Recommendation – APPROVE

Site: 44 Riverside Road, Shoreham-By-Sea

Proposal: Single storey rear extension to south elevation

Date of site visit: 26.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi detached bungalow on the south side of Riverside Road on Shoreham Beach. There is an existing single storey flat roof kitchen extension to the rear. Consent is sought to extend this existing addition to provide a kitchen diner. The flat roof design will remain as existing and the width with be increased from 3.1 metres to a total width of 5.9 metres. The depth is 3.7 metres. A roof lantern is proposed also.

Consultations:

Adur and Worthing Council: - Environmental Health: - Precautionary condition and PFA informative is recommended.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the bungalow and single storey. It is therefore not visible within the street scene. The extension will relate in design and scale to the existing extension and the host dwelling. It is considered to be subservient. Although the proposed roof lantern sits above the flat roof this is well set back and would not be clearly visible within the street scene. Materials are proposed to match existing.

Residential Amenity

The main properties to be affected are those either side of the site; no. 46, attached and no. 42. Due to the existing flat roof extension the proposed addition will be fully screened from the property, no. 42. The roof light will be seen but would have no adverse impact.

To the east no. 46 attached, the extension will come closer to the boundary. There is an existing conservatory to the rear of no. 46. This has obscurely glazed side panels. There is not considered to be any loss of light, privacy or overbearing impact as a result of the proposal. There will still remain a distance of 4.4 metres between the boundary and the proposed extension.

Other Matters

As stated above, Environmental Health have advised that conditions relating to contaminated land and PFA are attached to any consent. It is considered that in the light of the scale of this proposal that informatives are sufficient here.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved plans

Informative

1. Proactive, no amendments
2. PFA informative
3. Contaminated land informative

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

Case Officer: Hannah Barker Date: 26th September 2017

Authorised by: Peter Barnett Date: 26 September 2017