Development Management - Delegated Officer Report

Application Number: AWDM/1880/18 Recommendation – APPROVE

Site: 240 Harbour Way, Shoreham-By-Sea

Proposal: Demolition of existing conservatory and construction of enlarged conservatory.

Date of site visit: 29th January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey dwelling with asymmetric, monopitch roof design within a row of matching properties linked by their garages on the eastern side of Shoreham Beach, north of Old Fort Road. There is an existing conservatory to the rear of the property. Consent is sought to remove this and erect a new conservatory the same depth at 2.6 metres with a slightly higher sloping roof at a maximum of 3.2 metres. The proposed conservatory is to be the full width of the dwelling, excluding the attached side garage.

Consultations

Adur and Worthing Councils: Environmental Health – Contaminated Land – PFA and Precautionary Contaminated Land conditions recommended.

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 site, the proposed extension is wider and slightly higher than the existing addition however it is not an overly large development. It is subservient to the main dwelling and will not impact upon the street scene.

Residential amenity

The main properties to be affected are those either side of the site. To the north the side wall of the proposed extension is in the same place as the existing side wall of the conservatory. There is separation toward the boundary to the north due to the attached side garage at the application site. A high level window is proposed on this side which results in less overlooking than the existing side of the conservatory. The marginal height increase will result in no adverse impact here. A condition is attached to restrict any additional openings on this elevation.

To the south the proposed extension abuts the boundary. There is a rear conservatory at the adjacent property which has a glazed side elevation and, although these properties are attached, there is some separation here between the conservatories due to the garage at the adjacent property. The side elevation of the proposed extension will be blank so there will be no loss of privacy here. A condition is attached to ensure that this remains the case. The depth of the extension is limited to 2.6 metres. The Council's Development Management Standard recommends extensions limited to 3.5 metres in depth where they are attached to adjacent dwellings. In this case there is a gap and the extension is below this depth. It is therefore considered acceptable in this case and there will be no adverse impact.

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 north or south 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. Contaminated Land precautionary informative.

Case Officer: Hannah Barker Date: 5th February 2019

Authorised by: Peter Barnett Date: 5 February 2019