Expiry Date – 30/4/13

Development Control – Delegated Officer Report

Application Number: AWDM/0278/13 Recommendation – APPROVE

Site: 56 Adur Drive

Proposal: **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

End of terrace house on the east side of Adur Drive and the corner of Middle Road. The property has a two storey side extension and a covered rear deck veranda style at rear ground floor.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to replace the verandah with a flat roofed extension measuring 4 metres in depth across the width of the original property.

Relevant Planning History

246/81 – Extension above garage to form two bedrooms. Granted 8.1.82

188/81 – single storey extension (kitchen and garage) at side. Granted 8.9.81

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’.

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

Residential amenity

The proposed extension is less deep than the existing extension at No. 54 and the same height. It will have no neighbour impact. It is well removed from the Middle Road boundary and will be little glimpsed over the side boundary fence.

Visual amenity

The extension will be visible from the street as this is a corner property but it is set back from the boundary, partly screened by a fence and replaces an existing structure and the visual impact will be acceptable.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the National Planning Policy Framework and the 'saved' policies of the Adur District Local Plan (AG1 and AH7) AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

Informatives

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. 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. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 3/5/13

Authorised and signed by: PD Date: 3.5.13