**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/0171/16**

**Site:** **128 Harbour Way**

**Proposal:** **Single storey extensions to front of existing dwelling**

**Date of site visit:** 11-4-2016

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a semi-detached two-storey dwellinghouse in an outer residential suburb of Shoreham, near the beach.

The application proposal is for a single storey front extension to the existing side garage and single storey front extension to main dwelling (full details shown on submitted drawings).

**Relevant site history**
None

**Consultations**
***Adur & Worthing Councils:*** The Environmental Health Contamination Officer requests precautionary condition and PFA informative

**Representations**
None

**Relevant Planning Policies**
National Planning Policy Framework
Saved Adur District Local Plan: AG1, AH7

**Planning Assessment**

***Principle***

Upgrading of housing stock is acceptable in principle.

***Visual amenity***

The side extension would largely match the existing garage in scale and design, and exterior materials and finishes.

The front extension to the main dwelling would match that of the adjoining building (which itself has been extended), and so restore a lost symmetry.

It would not protrude significantly forward in the street scene to harm the building line.

***Residential amenity***

It is the neighbours either side who would be principally impacted upon by this development.

*Adjoining neighbour*

The front extension would be built in line with this neighbour's own extension, so no adverse harm would result.

*Neighbour to west*

The neighbour's own garage would allow for sufficient separation distance between the extension and this neighbouring property to avoid adverse harm by way of overbearing/overshadowing.

The absence of windows/openings in the side extension means invasive overlooking and intrusive loss of privacy would be negated.

***Flood Risk***

The front of the site falls within Flood Risk zone 2 for tidal flooding.

However the agent has confirmed the use of appropriate flood proofing/resilience techniques, so no human health would be put at greater risk.

***Accessibility and parking***

The application will enlarge the garage to provide additional garage space. There is ample parking space on site to cater for occupier needs.

**Recommendation**

**Approve**

1. Standard time limit
2. Approved Plans and flood proofing document
3. Exterior materials/finishes to match
4. Precautionary contamination condition

**Informatives**

i) *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.*

ii) *The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.*

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

Case Officer: Matthew Porter Date: 11-04-2016

Authorised by: Peter Barnett Date: 12 April 2016