Development Management - Delegated Officer Report

Application Number: AWDM/1739/15 Recommendation – Approve

Site: **9 Beach Green, Shoreham-By-Sea**

Proposal: **Two-storey pitched roof front extension, glazed porch and first-floor rear extension**

Date of site visit: 23 December 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey dwelling on the south side of Beach Green. It is a wide building with a projecting two storey element at the front on the east end, with a covered area linking to an attached garage at its west end. At the rear there is a flat roofed ground floor extension across part of the building with a balcony above.

It is proposed to construct a two storey pitched roof extension at the front (west end) to mirror the existing extension at the east end. A new recessed glazed porch is proposed to infill the space between the two projecting elements at the front.

At the rear a first floor extension is proposed over the existing ground floor extension.

Relevant site history

None

Consultations

West Sussex County Council:

Adur & Worthing Councils: The **Engineer** has no comments. It appears that there is very little change in roof area, therefore there is unlikely to be significant changes to runoff rates. Drainage should continue as existing.

The FRA acknowledges the risk of developing on the site: providing the application proposals contain sufficient flood proofing / reliance and resistance techniques I see no significant issues.

The **Environmental Health Officer** recommends use of the PFA and precautionary land contamination informative**.**

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Principle

The proposal comprises upgrading of 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

At the front, the proposed extension would mirror the existing extension and would add symmetry to the building’s appearance. It would not project further forward then the existing extension and would not therefore bring the house closer to the road. The house is sufficiently large to be able to accommodate such an extension without harm to its character or appearance.

At the rear, the proposed extension will be 2.3m deep with a pitched roof which will have the same ridge height as the existing building. It will be visible from Raleigh Close to the rear and will appear as quite a large addition. However, there is a first floor extension across the full width of the neighbouring property to the east and it is not considered that it will appear unduly out of character.

Residential amenity

The front extension will be sufficiently distant from neighbouring properties to not have an adverse impact. The rear extension will not project as far to the rear as the two storey extension at No.7 to the east. There are two ground floor windows at the side of No.7 which may lose some afternoon light and outlook but it appears that the affected room enjoys a southern aspect and should not be adversely affected to an unacceptable degree.

The extension is sufficiently distant from No. 11 to not harm the amenities of the neighbouring occupiers, although side windows should be required to be obscure glazed to protect privacy.

At the rear, the extension will face towards1 Raleigh Close and will close the gap between them to approximately 19.5m. Doors and a Juliet balcony are shown at first floor level and there will be some overlooking. However, the extension removes a larger balcony and overlooking is directed towards the front of 1 Raleigh Close only where the occupants already experience some

overlooking from existing first floor windows at Nos 7 and 9 Beach Green. It is not considered therefore that the proposal will cause any loss of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side windows
4. FRA
5. Permission relates to approved plans

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
3. Contaminated Land

Case Officer: Peter Barnett Date: 5 January 2016

Authorised by: Gary Peck Date: 7 January 2016