Expiry Date - 02-12-2015

Development Control – Delegated Officer Report

Application Number: **AWDM/1478/15**

Recommendation – APPROVE

Site: **13 Fowey Close Shoreham-By-Sea West Sussex**

Proposal: **Demolition of existing conservatory, single-storey rear extension (including screened balcony over), hip to gable roof extension with enlargement of existing rear dormer, and new front dormer (Re-submission of AWDM/1161/14)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow occupying a triangular shaped plot. It is situated in a small cul-de-sac on Shoreham Beach, an outer residential suburb of Shoreham.

The proposal is for a hip to gable roof extension with flat roof front and rear dormers, with a single-storey rear extension with roof balcony with a privacy screen (full details shown on the submitted drawings).

The dashed line annotated on the submitted drawing which the agent purports to show the boundary line is disputed between neighbours. The agent asserts the work would be built within land owned entirely by the applicant.

Relevant Planning History
AWDM/1161/14
SINGLE-STOREY REAR EXTENSION WITH SCREENED BALCONY AREA OVER. EXTENSION TO EXISTING REAR DORMER AND NEW FRONT DORMER. HIP TO GABLE ROOF EXTENSION
Approved Conditionally 03/11/2014

SU/46/96/TP
Conservatory at rear
Permitted 07-05-1996

Consultations (summarised)
Southern Water*: Add informative*

Representations
None

Relevant Planning Policies and Guidance

Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual Amenity

The visual impact of the previously approved development was judged acceptable in the previous application. In the absence of material change in site/policy circumstance since that decision, it is not the purpose of this proposal to revisit this judgement.

The new additional extension (to replace the conservatory) would be suitably subservient and in scale with the host dwelling. It would be built of matching exterior materials/finishes. No visual harm would arise from it.

To safeguard visual amenity, the conditions of the previous approval should be re-imposed.

Residential amenity

The impact of the previously approved development was judged acceptable in the previous application (overlooking harm would be mitigated by balcony screening, secured by condition). In the absence of material change in site/policy circumstance since that decision, it is not the purpose of this proposal to revisit this judgement.

In relation to this amended proposal, the neighbour principally impacted upon by it is the adjoining neighbour (which has its own rear conservatory).

The new additional extension (to replace the conservatory) would not protrude significantly forward of the adjoining neighbour's own conservatory, so as to avoid adverse overbearing/overshadowing onto its fenestration. The lack of windows/openings in the extension flank facing the neighbour negates the potential for unacceptable overlooking/loss of privacy.

To safeguard residential amenity, the conditions of the previous approval should be re-imposed.

Contamination

On the previous application, the Council's Environmental Health Contamination Officer requested an informative raising applicant's awareness of pulverized fuel ash.

Recommendation

APPROVE

Subject to Conditions:-

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 2 titled Proposed Plans, date received 26-10-2015
Drawing No. 3 titled OS maps, date valid 07-10-2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The first floor window in the north side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. The balcony roof terrace shall not be used unless and until an obscure-glazed screen (1.75 metres in height above the balcony floor level and 3.6 metres in length) has been installed on the building in accordance with the approved plans, and the screen so installed shall be retained in situ thereafter.

Reason: *To prevent overlooking and to comply with saved AH7 of the Adur District Local Plan.*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 26-11-2015

Authorised and signed by: Peter Barnett Date: 27 November 2015