Expiry Date – 30/7

Development Control – Delegated Officer Report

Application Number: AWDM/ **Recommendation –**

Site: 181 Old Fort Road, Shoreham Beach

Proposal: **Proposed single storey rear extension including demolition of existing garage**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/7

Site and Surroundings

This application relates to a detached 60's two storey house on the north side of Old Fort Road close to the end of this cul de sac. The property backs onto Forthaven and has a garage and parking spaces onto it.

A new dwelling has been built to the east of the site.

The property is not in a conservation area and is not listed.

Proposal

A singe storey extension measuring 5.01 metres in depth and 3 metres in height is proposed. The garage is to be removed.

Relevant Planning History

SU/201/93 – First floor rear extension. Granted.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extension is on the east side of the rear elevation and will be largely unseen from No. 179. No. 183 is a new house built in the last 5 years. It sits approximately 2.5 metres further back in the plot and off the shared boundary by 3 metres and has no side windows. No harm will occur to occupiers of this property.

Character

The extension is at the rear and domestic in appearance. Garden lost as a result of the extension will be compensated for with the demolition of the garage.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 15.7.21
Authorised and signed by:	Peter Barnett	Date: 15 July 2021