Expiry Date – 9/8

Development Control – Delegated Officer Report

Application Number: AWDM/1057/ Recommendation – Grant

Site: 5 Seahaven Gardens, Shoreham

Proposal: **Single storey front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/7

Site and Surroundings

This application relates to a detached house on the east side of the end of Seahaven Gardens, a cul de sac off Kings Crescent Shoreham Beach. The plot sits parallel with the Brighton Road. The house sits behind the front wall of No. 4 and has a garage in its front garden at right angles to the property. There are three different designs of houses in the street with 1, 6 and 8 the same as the application site.

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

Proposal

Planning permission is sought to add a full width front extension measuring 2.2 metres in depth with a mono pitched roof a maximum 3.6 metres high.

Relevant Planning History

L/142/81 – 10 house and garages. 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.

Character

Whilst there are 4 houses of the same original design as the application site in this cul de sac they are not listed and nor are they in a sensitive area. The application site itself is at the end of the street and tucked away in a corner and the least visible.

The house already has a bay window with mono pitched roof extending in front of the main entrance. The proposed extension is not excessive and will not be harmful to the character of the property nor to the wider streetscene.

Neighbour amenity

The extension is well removed from neighbours and will not cause any harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

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: 23.7.21

Authorised and signed by: Peter Barnett Date: 23 July 2021