Development Management – Delegated Officer Report

Application Number: AWDM/0787/24 Recommendation: APPROVE

Site: 142 Church Green, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey side extension

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey gabled, end of terrace property, the estate has properties of matching design with the small gable roof projection to the side being a common feature visible within the street scene. The site is side on to the street and is clearly visible from the front, rear and side.

Consent is sought for a ground floor side extension with lean to roof with roof lights. The extension will provide a covered front entrance, utility/shower room and kitchen extension. The side gabled feature will be retained and the roof will integrate around this. Materials to be used will match existing.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will be clearly visible within the street scene. However at single storey only it will be a subservient addition. There is a low level fence enclosing the side garden but it will not screen the extension. However the development will be set in from the pavement slightly with space to the side, front and rear which increases towards the rear. At the front there is a covered, open sided entrance to the proposed porch which will also help to reduce the massing where it is closest to the road.

The extension will sit forward of the front line of the property to the east, however, on balance as the extension is single storey only this is considered acceptable and it will not impact detrimentally upon the existing pattern of development.

It has been confirmed with the applicant that the brick wall enclosing the rear garden and the side boundary fence will be retained as existing.

Residential amenity

Although the extension will be visible from adjacent neighbouring properties due to its siting it will not result in a loss of light, privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 18th July 2024

Authorised by: Peter Barnett Date: 18 July 2024