Development Management – Delegated Officer Report

Application Number: AWDM/1464/22 **Recommendation: Approve**

Site: **24 The Meadway, Shoreham-by-sea**

Proposal: **Installation of air conditioning condensing unit to rear elevation of existing property**

Date of Site Visit: 13 September 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a detached bungalow on the north side of The Meadway. It is proposed to install an air conditioning unit on the rear wall in the NE corner.

The unit is required for medical reasons.

Planning History:

None relevant

Consultations:

Adur and Worthing Councils: Public Health: No objections

PSH: No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

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 a/c unit will be at the rear and will have limited visual impact.

Residential amenity

The unit is small and will not cause harm to the amenities of neighbouring residents.

There are no objections from Environmental Health.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. To be maintained in accordance with manufacturer's instructions and shall be removed when no longer required

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: Peter Barnett Date: 7 October 2022

Authorised by: Gary Peck Date: 7 October 2022