Expiry: 19/7

Development Management - Delegated Officer Report

Application Number: AWDM/0676/24 Recommendation – Grant

Site: 71 Downside, Shoreham

Proposal: Proposed porch

Date of site visit: 14/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Downside east of the junction with Parkside. The bungalow has been extended into the hipped roof with dormers on both sides. It sits at a lower level to the road and has a shared driveway on its west side.

This is not a conservation area and nor is the property a listed building. There are no known flood risks associated with the site.

The main front wall of the property is staggered with the front door set back behind the line of the hipped roof bay window.

It is proposed to add a flat roofed 2.2 metre deep front extension to line through with the main front wall. This enlarges the porch and WC to create a wet room at ground floor. It will have a maximum height of 2.9 metres.

Relevant Planning History

None.

Consultations

None.

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).

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Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The extension will sit alongside the shared driveway with No. 73. No. 73 is a similar property with its deepest projecting front wall adjoining the drive. It has added a flat roofed porch addition in a similar manner.

The extension will not be harmful to neighbour amenity.

Visual amenity

A number of these properties have squared the frontage including at No.73 and No. 86 opposite. The extension will not cause significant harm to visual amenity.

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:	MOK	Date: 25/6/24
Authorised by:	Peter Barnett	Date: 25 June 2024