Development Management – Delegated Officer Report

Application Number: AWDM/0151/25 Recommendation: APPROVE

Site: 8 Collingwood Court, Shoreham-By-Sea, West Sussex

Proposal: First floor extension to north elevation

Date of Site Visit: 18th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached, two storey dwelling within a cul de sac of originally matching properties, the dwelling is on the end of the row. There is a solid balcony to the front and a two storey side extension has been completed. There is a flat roof with a recessed first floor at the front.

Consent is sought to extend the property at first floor to infill the recessed section to provide a bathroom/ensuite at first floor. The extension is to be built up to the boundary and set back from the existing front wall.

Consent was previously sought for this development under AWDM/1866/19 and refused and dismissed on appeal. Reason for refusal: -

“The proposal by reason of its size, siting and design would appear alien and discordant and harmfully unbalance this pair of houses. As a consequence the development would be harmful to the cohesive townscape and local distinctiveness. As such it is contrary to Local Plan policy 15, Development Management Standard No. 2 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework.”

Approved under AWDM/1815/18, development at nos. 5 and 6 saw both be extended at first floor with a recess. Following this, consent was granted for 4 Collingwood Court under AWDM/1155/24 a single dwelling extended to the front also with a recess. Following this approval the proposal at the application site has been resubmitted.

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 2024)
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 main issue here is visual amenity. The properties which have been extended in this way have been altered when viewed within the street. The infill extensions have provided variation to the street scene. Despite this the balconies still remain as prominent features replicated at each dwelling. However some variation has occurred with balcony balustrades; the application site has a solid balustrade, its neighbour has railings. In the light of the existing development at nos. 5 and 6 and the subsequent approval at no. 4, it is deemed acceptable to approve this application at this point in time. Although the appeal is a material consideration, this was prior to the recent approval and the variation in the street scene is, on balance, such as to not warrant a refusal here. The two storey side extension at the application site also adds to changes to the property appearance. The properties do not appear uniform in this case, and change has occurred since the previous refusal. The front balconies remain the prominent outstanding features. The infill extensions are subservient (and, as with the current proposal, slightly recessed) and not harmful within the current context.

Residential amenity

The proposal will not have any adverse impact upon the adjacent dwellings. The balcony will remain as existing and the front extension is to be built within the recess and will therefore not project beyond the front elevation of the building. The adjacent, neighbouring window will remain in the recess, however this serves a shower room, therefore any loss of light to this window would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the eastern elevation of the extension.

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: 28th April 2025

Authorised by: Peter Barnett Date: 1 May 2025