Development Management – Delegated Officer Report

Application Number: AWDM/0464/24 Recommendation: APPROVE

Site: 5 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed front porch

Date of Site Visit: 16th April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, chalet dwelling with cat slide roof on the western side of Winterton Way on Shoreham Beach. A unique property within this street which comprises of bungalows and chalet bungalows which have evolved in design and scale over time. Consent is sought here to add a front porch with lean to roof and open, covered structure to the side.

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 porch will be clearly visible within the street scene however it is partly infilling a recessed area to the side of the existing cat slide roof, a dominant feature of the building. It will be in keeping in design and use of materials and will be subservient in

appearance. It will not impact negatively upon the character of the building or street scene.

Residential amenity

The porch is small in scale in relation to the dwelling house and is set in from the boundary to the north, as it is limited to single storey level there will be no adverse impact. It is screened by the house from the dwelling to the south. There will be no loss of light, privacy or overbearing impact as a result of the proposal.

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: 30th April 2024

Authorised by: Peter Barnett Date: 30 April 2024