Expiry Date : 25th March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0132/22 **Recommendation – APPROVE**

Site: 26 Crown Road, Shoreham-by-sea

Proposal: **Proposed single storey rear extension and front porch**

Date of site visit: 22nd February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** Single storey detached bungalow
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- A new Front porch extension protruding 1.1m to a width of 2.2m and height in line with the eaves
- A single storey extension to the rear replacing the existing conservatory
- The extension would project in line with the rear footprint at a measurement of 3.1 m
- The extension will allow for an open plan dining kitchen facility

Relevant Planning History:

None relevant

Consultations:

None required

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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The porch is sympathetically scaled to provide a simple covered area protruding to the front of the dwelling.

The proposed extension remains subsidiary in form and scale to the existing dwelling and would be finished in materials to match the existing building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as the extension is well situated to the rear of the plot.

Residential Amenity

The most affected property is the adjoining neighbour to the south side at No.24, separated by a 1.8m high fence to the boundary. Although slightly closer to the boundary officers consider there would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Stuart Corbey Date: 03/03/2022

Expiry Date : 25th March 2022

Authorised by: Peter Barnett Date: 3 March 2022