Expiry: 29/7

Development Management - Delegated Officer Report

Application Number: AWDM/0695/25 Recommendation – Grant

Site: 4Tottington Way, Shoreham

Proposal: Raised patio area with steps leading to garden. Construction of privacy screen to Southern boundary, fencing with trellis on Northern boundary.

Date of site visit: 4/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the east side of Tottington Way close to the junction with Slonk Hill Road in north Shoreham. Land slopes upwards from the south.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to retain a raised patio and steps at the rear of the house. No. 6 also has a raised rear terrace away from the shared boundary.

The raised patio is a maximum 1.4 metres in height, 2.34 metres in depth and 3.69 metres in width, including steps. The earlier approval for a rear extension showed a platform and steps to the garden across the width.

It is proposed to have a 2.52 metre high wall at its northern end approximately 1 metre off the boundary and an 800mm glazed screen at the back end and down the steps. 9 metres of fencing with trellis, 2.4 metres in height is to be added to the north boundary between an existing boundary wall and shrubbery. On the southern side boundary a 2.44 metre high thermowood board screen, 3 metres in length is proposed to be erected on galvanised steel posts inside the block wall boundary.

Relevant Planning History

AWDM/0647/25 - Retention of 20ft storage container to front of property to allow safe storage of tools, bikes etc. Hedge side of container to be painted dark green with remaining three elevations clad using treated timber in a vertical hit and miss style. Pending

AWDM/0343/20 - Proposed front/side extension and proposed rear/side extension (garage removed). Granted

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Consultations

None.

Representations

No. 2 – welcomes privacy screen providing it is freestanding and not attached to his block wall.

No. 6 – '*I am the owner of the property (no.6) for the proposed northern boundary. Since the works have been undertaken under the Feb 2020 planning application for extension, the wall between our properties now leans (it was used to support scaffolding), collapsed boards have been placed on my side of the boundary and the fence which goes to the back of the boundary has collapsed, due to garden work. This boundary is included in the deeds for 4 Tottington Way.*
I have no objection to the planned fencing but would like the whole boundary to be made good and the boarding that has been placed on my path to be removed.
I have photographs during the works and of the current situation.'

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 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 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

No. 6 has a deeper rear extension with no side windows facing the patio. The terrace itself is set well off No. 2's boundary.

The proposed boundary treatments either side will protect neighbour amenity in terms of overlooking and privacy generally.

The other matters raised by the owner of No. 6 are private civil matters between neighbours.
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Visual amenity

The patio and steps are modest in scale and appropriate to this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Boundary screening erected within 2 months of this permission and retained.

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

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: 8/7/25
Authorised by:	Peter Barnett	Date: 8 July 2025