Expiry: 29/4

Development Management - Delegated Officer Report

Application Number: AWDM/0245/25 Recommendation – Grant

Site: 17 Fennel Walk, Shoreham

Proposal: Single storey rear extension.

Date of site visit: 10/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached 1970's chalet bungalow on the south side of Fennel Walk. Fennel Walk houses face a shared footpath but the back gardens back onto a road where there is also pedestrian rear garden access and parking including some garages. The 'front' door is in the side wall and face No. 16's front door.

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

Planning permission is sought to replace a rear conservatory with a solid brick extension. The new extension is 200mm deeper than the conservatory at 4 metres depth and 400mm higher at 2.8 metres. It is also 600mm wider than the existing conservatory extending to the outside flank wall. Two steps out of the conservatory are to be recreated outside the new extension.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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).

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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

No. 16 is the other side of shared pathways between the houses and has its own rear extension. No harm will occur.

No. 18 is unextended. It is south west of the proposed extension. The extra height and length are not excessive and will not cause any significant harm to the occupiers of No. 18.

Visual amenity

This an acceptable extension on this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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: 23/4/25
Authorised by:	Peter Barnett	Date: 23 April 2025