Development Management – Delegated Officer Report

Application Number: AWDM/0998/22 Recommendation: APPROVE

Site: 129 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Enclosing of porch and first floor south facing balcony

Date of Site Visit: no visit use of photos

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached dwelling on the north side of Old Fort Road. A street where properties are varied in style and appearance with the use of different materials. Much new development has occurred in recent years. The dwelling has a catslide roof to the front with front dormer, hipped roof and a recessed, central front entrance with balcony above. Consent is sought here to enclose the existing front covered porch and alter the south facing balcony above.

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

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 changes to the building are to the front facing the highway and will be clearly visible within the street scene. There is an existing covered porch area to the front of the main entrance with a balcony above. The porch area is to be enclosed with the front door brought forward. This will only include the recessed area so the extended section will not project beyond the front elevation of the building. This is a modest addition with no adverse impact.

The balcony above already exists and again will not extend forward of this front elevation; it will be contained within the central recess. There are some changes to the balcony including the removal of a door and window to increase the usability of the space. This will not be a significant change and the use of this space will remain as existing.

Residential amenity

Due to the minor works proposed which are located to the central, recessed section of the building to the front elevation there will be no impact upon adjacent occupiers. The balcony exists and no overlooking will occur other than to the front onto the street and surrounding property frontages which are not private amenity space.

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 Y/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: 7th July 2022

Authorised by: Peter Barnett Date: 7 July 2022