Development Management – Delegated Officer Report

Application Number: AWDM/1265/22 Recommendation: APPROVE

Site: 102 Old Fort Road, Shoreham-By-Sea

Proposal: Proposed first floor extension

Date of Site Visit: 30th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey, detached dwelling house on the south side of Old Fort Road, Shoreham Beach. It is set back from the highway and the beach is to the rear. As existing the dwelling house is simple in form with a hipped roof with gable sides and the eastern side of the front elevation has a cat slide roof. Consent is sought to add a first floor extension above the single storey front section. A front gable projection is proposed to form a bedroom on the first floor.

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 extension will be clearly visible within the street scene, it is a simple addition to the existing uniform building design. Materials will match existing and the extension will provide a subservient addition.

Residential amenity

The main properties to be affected are those either side of the site due to the spacing between the properties and the position of the extension relative to the adjacent dwellings; there will be no loss of light or overbearing impact as a result. There are no windows proposed on the side elevation to overlook the adjacent property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 5th September 2022

Authorised by: Peter Barnett Date: 6 September 2022