Expiry: 7/8

# Development Management - Delegated Officer Report

**Application Number: AWDM/0749/24 Recommendation – Grant**

**Site: 64 Brighton Road, Shoreham**

**Proposal: Single storey rear extension.**

**Date of site visit: 26/6**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

This application relates to a semi detached villa on the north side of Brighton Road opposite the Rowing Club and lighthouse. The rear garden backs onto the railway. The property is rendered and white painted under a tiled roof with uPVC windows. The property has a ground floor rear extension.

It is not in a conservation area and is not listed. The lighthouse is Grade II listed. There are no protected trees on the site.

Permission is sought to replace an existing 3.8 metre deep ground floor rear extension with a flat roofed 4.135 metre deep addition which also extends 1 metre beyond the width of the outrigger to the width of the main flank wall. It is 3 metres in height.

## Relevant Planning History

None.

## Consultations

None.

## 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 (December 2023)
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**

Both neighbours have deeper rear extensions than now proposed; No. 62's is single storey and No. 66's is 2/storey. The extension maintains the west side access from the street.

It will not be harmful to neighbour amenity.

**Visual amenity**

The extension is to the rear and will not cause any visual harm.

**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? 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: 10/7/24

Authorised by: Peter Barnett Date: 10 July 2024