Development Management – Delegated Officer Report

Application Number: AWDM/1155/24 Recommendation: APPROVE

Site: 4 Collingwood Court, Shoreham-By-Sea, West Sussex

Proposal: Proposed first floor front extension.

Date of Site Visit: 7th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a cul de sac of originally matching properties. The property has a balcony to the front and a recessed section at first floor with flat roof to ground floor.

Consent was originally sought to extend the property at first floor to infill the recessed section and to extend the balcony in width to the front of the dwelling. Officers advised that the proposal could not be supported and amended plans have been submitted to show the infill extension with a recess of 300mm and the balcony to remain as existing. The extension will provide an additional bedroom.

The plans also show a pergola to the rear of the building and a juliette balcony. These will not require planning consent in this case and are therefore not for consideration here.

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).

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 main issue here is visual amenity. The extension is to the front of the property and clearly visible within the street scene. The dwellings within the cul de sac follow a pattern of development with the front balconies and recessed first floor. Some variation has occurred within the street with variation to balcony balustrade and some extensions, however the balconies remain in position as originally built.

Of note in this case, and setting a precedent here, is development at 5 and 6 Collingwood Court. Approved under AWDM/1815/18 these properties extended at first floor however they retained a recess of 300mm and the balcony was left as originally built. The applicant's agent has therefore submitted amended plans in line with this existing development. It is important to retain some set back here and that the balcony remains as the original feature. The proposal will therefore be in keeping in character and appearance with the existing building and street scene. Materials to be used will match existing.

Residential amenity

The proposal as amended will not have any adverse impact upon the adjacent dwellings. The balcony will remain as existing and the front extension is to be built within the recess and will therefore not project beyond the front elevation of the building. The adjacent, neighbouring window will remain in the recess, however this serves a shower room. Therefore any loss of light to this window would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the eastern elevation.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st October 2024

Authorised by: Peter Barnett Date: 21 October 2024