Expiry Date – 7/10, EOT 15/10

Development Control – Delegated Officer Report

Application Number: AWDM/1451/21 Recommendation –

Site: 90 Harbour Way, Shoreham

Proposal: **Single storey side and rear extension and front porch**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/10

Site and Surroundings

This application relates to a two storey 1950's house on the south side of Harbour Way. The property has a recessed garage and driveway on its east side paired with the driveway at No. 92.

The property is not in a conservation area.

Proposal

It is proposed to extend the full length of the side wall and beyond the rear wall by 2.6 metres. The extension will be on the side boundary at the front for the first 4 metres and will then be set off it by 1100mm for the remaining depth. No side windows are shown. It is to have a pitched roof with an eaves height of 2.4 metres and a ridge height of 3.5 metres.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The extension will not be harmful to character. Side extensions alone are permitted development. No. 88 has a porch similar to that proposed now.

Neighbour amenity

No. 88 has no ground floor side windows. No. 92 has a rear extension. The proposals will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No side windows*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 14/10/21
Authorised and signed by:	Peter Barnett	Date: 14 October 2021