Development Management – Delegated Officer Report

Application Number: AWDM/0108/25 Recommendation: APPROVE

Site: 12 Fowey Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of the existing garage and storage shed and construction of a single storey rear and side extension and a new front single storey porch.

Date of Site Visit: 4th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with a flat roof rear dormer, flat roof rear extension and flat roof, detached garage to the side. There is also a flat roof office building to the rear of the dwelling adjacent to the rear boundary. The bungalow is within Fowey Close on Shoreham Beach, in the corner of the cul de sac of similar bungalows, many of which have been altered and extended. There is off street parking to the front of the property and a driveway to the side leading to the existing garage.

Consent is sought to remove the existing garage building and build a new enlarged addition to the existing dwelling using the footprint of the existing garage building and extending further to the rear within the site and also connecting to the main dwelling via the existing rear extension. The building will be single storey, with a flat roof section to the front and a higher, monopitch roof to the rear. The extension will provide a garage, enlarged kitchen, bathroom, bedroom and sitting room. Also proposed is a front porch with pitched roof.

Consultations:

West Sussex County Council: The Highways Authority: -

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-

bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for two cars.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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 2024)
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, the effect on the character and appearance of the area and highway matters.

Visual amenity

When approaching the site the existing flat roof garage to the side is subservient and is not a dominant feature within the street scene. It is set back and low level. The proposed development will follow this existing footprint to the front increasing in width and depth further back into the site. This, combined with the position of the property and extension in the corner of the cul de sac gives rise to a development which will not be overly visible, with limited impact upon the street scene. Despite the large footprint, and increased height of the proposed monopitch roof, with added glazing feature, this does not represent a harmful addition to the existing bungalow. The majority of the building will not be visible. There is ample space within the site and it is set in from the boundary and therefore does not represent overdevelopment

and is not cramped in appearance. The materials to be used will be white render to match the existing bungalow with a blue brick plinth.

The front porch extension is a small addition which will not be harmful to the street scene or existing building. Although there are no other examples of porches nearby there is much variation in the street scene and this would therefore not warrant a refusal in this case.

Residential amenity

Due to the position adjacent to the boundary the main property to be affected is no. 13 also positioned in the corner of the cul de sac, at right angles to the site. There is a detached, flat roof garage at this neighbouring property which is adjacent to the boundary with the site and is very deep. It is the same length as the proposed extension. Therefore the garage building will offer some screening and also separation between the proposed extension and the main dwelling adjacent.

The proposed height of the extension will give rise to it being visible from the neighbouring dwelling yet its relative orientation and distance will not give rise to any adverse impact in terms of loss of light, privacy or overbearing impact.

It will also be visible from the rear garden of the attached bungalow to the east, with glazing facing towards the boundary. However due to the distance there will be no significant impact in this case which would warrant a refusal in this case.

The floor area of the extension is large relative to the host building and although it is connected internally it could give rise to a separate dwelling unit. A condition is therefore attached to ensure that this is not the case to protect the character and residential amenities of the locality.

The front porch will not detrimentally impact upon residential amenity.

Highways

It is noted that the existing garage will be removed and a smaller garage created.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match and as detailed in the application to include white render, tiles to match and grey window frames.
4. No additional windows on the west elevation of the extension.
5. Ancillary use only.

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: Hannah Barker Date: 13th March 2025

Authorised by: Peter Barnett Date: 13 March 2025