# Development Management – Delegated Officer Report

**Application Number: AWDM/1730/23 Recommendation: APPROVE**

**Site: 84 The Drive, Shoreham-By-Sea, West Sussex**

**Proposal: Ground floor rear and side extensions, front terrace**

**Date of Site Visit: 30th January 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is a detached bungalow at the north east of The Drive in Shoreham. It is the northernmost building with woodland to the north and the A27 beyond. Similar bungalows are to the south and opposite. There is a single, detached garage to the side, adjacent to a single storey flat roof extension and a single storey extension to the rear. The ground level increases to the north and there are steps up to the front door, this is replicated on the neighbouring buildings.

Consent is sought for a ground floor side extension set back where the existing flat roof extension is, this is larger and has a hipped roof. A single storey rear extension is proposed which continues the ridge and existing design of the bungalow with a hipped roof. Also proposed is a front terrace in place of the existing stairs leading to the front door. The stairs to the front entrance will be accessed from the front leading to a terrace with glazed balustrade. The plans also show the garage door replaced with a window. Some additional windows are also proposed in the south elevation.

**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 changes to the access to the front with the proposed terrace will be visible within the street scene. Although the bungalows originally matched with this feature, no. 78 south of the site has a similar balustrade variation to the frontage. It is not considered that the proposed change will have any adverse visual impact. The side extension is set back and has a hipped roof which is in keeping. While this will be visible, it is modest in scale and will not be a dominant feature. The rear extension will not be visible; it is subservient and in keeping in design and materials with the existing bungalow. It replicates the simplistic building design. Overall the changes are in keeping and will have no adverse impact.

**Residential amenity**

The property is set to the top of the street with a neighbouring bungalow to the south and the rear of properties in Slonk Hill Road and their garages accessed to the north. The side extension is adjacent to the woodland to the north and will not affect any adjacent occupiers. The front terrace will be visible from adjacent neighbours however it will not result in any loss of privacy or overbearing impact. Being to the front it would not overlook any private space.

The rear extension is adjacent to the neighbouring bungalow to the south. Due to the staggered position of the buildings the extension would project slightly beyond the rear of the neighbouring property. However it would not be in excess of 3.5 metres which is advised in Development Management Standard No. 2. There would be no loss of light, privacy or overbearing impact as a result. Similarly the proposed side windows on this south elevation would not give rise to any overlooking in this case. The properties are handed and there are obscurely glazed windows on this elevation.

**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 south elevation of the extension.

**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: 5th February 2024

Authorised by: Peter Barnett Date: 5 February 2024