Development Management - Delegated Officer Report

Application Number: AWDM/0171/22 Recommendation – APPROVE

Site: 59 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Porch infill on ground floor

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling forming the western side of a matching pair of properties on the north side of Old Fort Road on Shoreham Beach. Consent is sought for a ground floor infill extension to the front of the property bringing the existing front porch forward of the property inline with the front elevation of the garage. A sloping hipped roof already exists, a rooflight is proposed to this roof. The original submission sought consent for a second floor front balcony platform with balustrade which was removed from the plans as officers considered that this element was unneighbourly and should the applicant wish to pursue this option they could submit a joint application with the neighbouring owners.

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 (July 2021)
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 ground floor front extension would be visible within the street scene, it would bring the property no closer to the highway than the existing front building line as this is a recessed area - the extension would be flush with the front of the garage. This addition would appear subservient due to the

adjacent projection having the front balcony above which is the main feature of this ground floor front elevation.

Although the extension would result in a mismatch between the matching pair of semi detached properties this is considered to be acceptable in this case. Being an addition at ground floor which is not prominent and would have no adverse impact upon the character and appearance of the existing buildings or the street scene.

Residential amenity

To the west is the neighbouring property and there is spacing between the dwellings. The proposed side wall of the extension would be visible from the adjacent property which has glazing to the side although there will be no loss of light or overbearing impact as a result. There are no windows proposed on the side elevation which will result in any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No openings on the west elevation.

Is recommendation contrary to letter(s) of representation? N

1. Proactive with amendment.

Case Officer: Hannah Barker Date: 25th April 2022

Authorised by: Peter Barnett Date: 25 April 2022