Expiry Date – 17.03.22

Development Control – Delegated Officer Report

Application Number: AWDM/2299/21 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: N/A

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

Resubmission of a previous permission (AWDM/1451/21) to erect single storey side and rear additions and a new porch. The revision would see an increase to the footprint of the porch by building out to the shared boundary with no.88.

Relevant Planning History

AWDM/1451/21 - to erect a single story side and rear additions and a new porch – approved: 14/10/2021

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

No. 88 has a porch similar to that proposed. The alteration to the porch is therefore not considered be harmful to character and appearance of the area.

There are no alterations to the rear extension as submitted under AWDM/1451/21 therefore officer's support this element of the proposal based on the previous approval.

Neighbour amenity

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

There are no alterations to the rear extension as submitted under AWDM/1451/21 therefore officer's support this element of the proposal based on the previous approval.

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:	Stuart Corbey	Date: 11 Feb 2022
Authorised and signed by:	Peter Barnett	Date: 11 February 2022