Expiry: 14/3

Development Management – Delegated Officer Report

Application Number: AWDM/0081/24 Recommendation: Approve

Site: 181 Old Fort Road, Shoreham

Proposal: Proposed single storey front extension to replace existing porch with balcony over. Rendering to lower half of elevations, cladding to upper parts.

Date of Site Visit: 23/2/24

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached two storey house on the north side of Old Fort Road near the end of a cul de sac. The house is 1960's brick built with first floor rendered panel. It has a porch and canopy with first floor balcony over enclosed by metal railings. These detached houses vary in design and a new house has been squeezed in to the east.

The site is in flood zone 2 and is also in a surface water flood zone. It is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

It is proposed to remove the porch and front balcony and build a slightly deeper front extension including porch, extending a front ground floor bedroom with a balcony over. The balcony is to be enclosed with glass and steel balustrades.

The new extension measures 1.935 metres deep, 800mm deeper than the existing and 6.64 metres width. It is 2.7 metres high with a 1100mm railing.

Planning History:

AWDM/1035/21 - Proposed single storey rear extension including demolition of existing garage. Granted

SU/201/93 –First floor rear extension. Granted.

Expiry: 14/3

Consultations:

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'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).
EA Standing Advice

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in this case are the effects on the visual and residential amenities of the locality.

Visual amenity

The extension is well designed and modest in scale. This area is categorised by a mixed palette of materials and the new cladding will not be out of character.

Residential amenity

The new house to the east is set off the common boundary by their own driveway width. The extension will not lead to any neighbour harm and nor will the extended balcony significantly increase any risk of overlooking. Many of these houses, including either side, have front balconies.

Flood Risk

The EA's standing advice form has been completed which confirms that the floor level will be no lower than the existing floor level.

Expiry: 14/3

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown

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: MOK Date: 23/2/24

Authorised by: Peter Barnett Date: 23 February 2024