**Expiry Date – 24/1**

# Development Control – Delegated Officer Report

**Application Number: AWDM/1692/18 Recommendation – Grant**

**Site: 231 Harbour Way, Shoreham**

**Proposal: Single-storey extension to front of garage.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/1

## Site and Surroundings

This application relates to a detached chalet bungalow on the east side of Harbour Way just north of the junction with Kingston Bay Road.

The property has a flat roofed side garage on its south side. This adjoins a public footpath. This garage projects forward of the front wall by approximately 300mm.

The property is not in a conservation area and is not listed.

## Proposal

Permission is sought to extend the front of the garage by 1.8 metres. It is also proposed to widen the front by 700mm in total.

## Relevant Planning History

AWDM/0204/14 - Rooms in roof with rear extension and increase to ridge height. Granted 27.3.14

SU/35/03 - Fencing (0.9M-1.8M High) On South Side Of Front Garden. Granted 20.03.03

## Consultations

None undertaken .

## Representations

**Objection** received from No. 2 Kingston Bay Road who thinks this property has been developed extensively and any further development will lower the general acceptability of the area.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

**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.

Neighbour amenity

The garage extension adjoins a public footpath to the south and is 8.5 metres from the shared boundary with No. 229. No. 229 has extended the front of their garage similarly. Houses opposite are more than 33 metres away. There is no neighbour harm.

Character

The extension is similar to an extension added to 229 recently. Both houses were created out of bungalows. Houses opposite are of a different design. This extension will not harm the character of the area.

**Recommendation APPROVE** subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

***Informative***

1. 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.

2. PFA

Is recommendation contrary to any representations? Yes.

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| Case Officer signed: | MOK | Date: 11.1.19 |
| Authorised and signed by: | Peter Barnett | Date: 11 January 2019 |