Development Management - Delegated Officer Report

Application Number: AWDM/0598/22 Recommendation – APPROVE

Site: 1 Hopewell Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed front porch, ground floor rear extension and roof lights to loft space

Date of site visit: No site visit - use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property within a cul de sac of similar properties within the Sussex Wharf development of Harbour Way on Shoreham Beach.

Consent is sought for a front porch, single storey rear extension and roof lights to the loft space. Permitted Development rights for these properties were removed with the original consent. The porch is 2.5 metres wide and 1.3 metres in depth, the single storey extension is the full width of the property and 2.5 metres deep. Two rooflights are proposed on the front and rear of the roof slope.

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 front porch is clearly visible within the street scene and will be viewed from surrounding dwellings. The dwellings as existing are all very uniform in design and appearance. No other dwellings in this cul de sac have front

porches and the original storm shelters remain. It is however considered that the proposed porch will be a form of development that is not out of keeping in such a residential locality and other similar development would be acceptable within this vicinity and not to the detriment of the original design of buildings here. The porch is modest in scale and sympathetically designed with materials to match existing. A similar porch was permitted in Bluebird Close nearby in Sussex Wharf in a similar cul de sac under AWDM/1155/17.

The extension to the rear is not clearly visible within the street scene however it would be visible from neighbouring properties. At 2.5 metres in depth it is considered to be subservient to the main dwelling and there are other examples of single storey rear extensions both of solid construction and conservatory style within the Sussex Wharf area, due to the restrictive condition removing permitted development all if which would have required planning consent.

The rooflights are flush to the roof slope and will have no adverse impact upon the character and appearance of the property or street scene.

Residential amenity

The rooflights will not result in any overlooking in this case. The front porch will be set in from the boundary of the attached neighbouring property and will not result in any loss of light, privacy or overbearing impact.

The rear extension will be built up to the boundary of the attached dwelling. At 2.5 metres in depth this is less than the 3.5 metres stated in Development Management Standard No. 2 which states this as a limit in depth adjacent to an attached, unextended property. No windows are proposed on the side elevations other than roof lights. There will be no significant loss of light or overbearing impact which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 24th May 2022

Authorised by: Peter Barnett Date: 24 May 2022