Expiry: 3/2

Development Management - Delegated Officer Report

Application Number: AWDM/1582/24 Recommendation – Grant

Site: 3 Admirals Walk, Shoreham

Proposal: First floor front elevation infill extension and pitched roof above; ground floor rear single storey flat roof extension.

Date of site visit: 5/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the east side of Admirals Walk, one of 4 properties in this pedestrianised street accessed off Riverside, Benbow Close or Collingwood Court. There are a number of similar properties as built, in these adjoining roads. It has a garage on its north side access off Collingwood Court and the house and garage run parallel with the rear gardens of Nos. 20-23 (consec) Riverside.

The front of the property has a part recessed first floor wall on the outside edge. On the forward most part it has a small balcony area paired with No. 4. It is a yellow brick house with areas of horizonal white cladding.

It is not in a conservation and is not a listed building. There are no TPO's on the site. It is Flood Zone 2 but is not at risk from surface water flooding. The EA's Householder Development form for flood zone 2 has been submitted.

It is proposed to bring the recessed front first floor forward. It has been revised to maintain a 300mm set back. Also proposed is a 2.8 metre deep rear extension which is 2.9 metres in height.

Relevant Planning History

None.

Consultations

Health: Hours of construction condition recommended.

Representations

None received.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The extension will sit 15 metres from the rear wall of Riverside properties and will continue the existing sloping roof over. At this distance no significant loss of light is anticipated.

Windows are proposed in the side and front. The side window is conditioned to be fixed shut and obscurely glazed to prevent overlooking and loss of privacy to Riverside residents.

The ground floor rear extension is very modest. No. 4 has a rear conservatory.

No neighbour harm will occur.

Visual amenity

The extension is to the front of the property and clearly visible within the street scene. The dwellings within this area follow a similar pattern of development with front balconies and partial recessed first floor. Some of these properties have been extended into this recess most recently at No. 4 Collingwood Court.

The revised plans set the extension back 300mm from the front to create a small recess and to retain the front balcony as the dominant front aesthetic. This pair of houses is also different to others in the locality as the recessed area is at the ends rather than forming a joint recess in the centre of the pair. An infill of the recess, particularly due to the 'tucked away' location of 3 Admirals Walk where it does not front a road, is acceptable in this case.

Matching materials are proposed.

The extension will not be out of keeping locally.

Flood Risk/Drainage

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The EA standing advice form has been submitted confirming that floor levels will be set no lower than the existing ones and that flood proofing has been incorporated into the design, where appropriate.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the side walls of the extensions.
5. North side en-suite window obsc and non-opening

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 7.2.25
Authorised by:	Peter Barnett	Date: 7 February 2025