Development Management – Delegated Officer Report

Application Number: AWDM/1135/24 Recommendation: APPROVE

Site: 12 Downsway, Shoreham-by-Sea, BN43 5GH

Proposal: Pitched roof front extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the east side of Downsway, Shoreham, and no. 12 is a two storey detached house on rising ground. The property is set back from the road and has a large front amenity area. It has a wide drive leading to the front of the house, and the drive is also shared by no. 10, which is also a detached dwelling.

The entrance door to the dwelling is on the side of the front section with the garage being set back on to the rear side section of the dwelling.

The street comprises predominantly detached two storey dwellings of various designs and sizes.

Proposal:

The application seeks permission for:-

- Forward extension of side section of dwelling in order to provide a new entrance porch with relocated entrance door, together with an extension of the former garage;
- The extension will measure approx. 4.7m wide x 1.54m deep x 3.4m high
- Rooftiles and face brick work to match the existing dwelling
- Removal of the existing front porch;
- Removal of garage door.

Relevant Planning History: None.

Representations: None received.

Consultations: None.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The proposed front extension will be to a section of the dwelling that is set back from the front elevation by some 3.9m, and that depth will reduce to approx. 2.3m, meaning that the extension will be subservient to the dwelling overall.

The repositioning of the entrance door to be within the extension will create an improved access to the house.

The extension will not affect the existing residential or visual amenities of the neighbouring properties or the character of the street in general.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 27.09.2024

Authorised by: Peter Barnett Date: 27 September 2024