

Development Management – Delegated Officer Report

Application Number: AWDM/1510/25 **Recommendation:** APPROVE

Site: 336 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed carport

Date of Site Visit: 20th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the north side of Upper Shoreham Road. There is space to the east side of the property between the side elevation of the building and the boundary which is formed by the wall of the neighbouring garage. Consent is sought to construct a carport in this space, an open structure with a brick pillar to the front and dummy pitch, with flat roof and timber pillars to the side. The remainder of the roof will be flat, it is set in from the boundary and the side wall of the neighbouring garage.

Consultations:

West Sussex County Council: The Highways Authority

The proposed plans indicate that the proposed car port will be approximately 6.5 x 3.85m which is considered sufficient to accommodate a single vehicle. The LHA would not raise any highway safety concerns to the proposal.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116) and that there are no transport grounds to resist the proposal.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)
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 structure proposed is open, held up with timber posts to the side and a brick pillar to the front with flat roof hidden behind a dummy pitch. The tile and brick will match that of the existing house.

The brick pillar is in line with the front of the house, set back behind the front bay. In relation to the main dwelling it is a subservient addition which will not be overly visually dominant within the street scene. The flat roof and timber posts will not be visible.

Residential amenity

The main property to be affected is to the east as the car port will abut the boundary. However it is the same height as the neighbouring garage and this provides separation between the main house and the structure. There are side first floor windows which will overlook the roof. However there will be no loss of light, privacy or overbearing impact as a result of the development.

Highways

The Highways Authority have no objections in this case and there will be space for a single vehicle under the carport along with ample space on the existing driveway.

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: 26th January 2026

Authorised by: Peter Barnett

Date: 26 January 2026