Expiry: 25/6

Development Control – Delegated Officer Report

Application Number: AWDM/0557/25 Recommendation – APPROVE

Site: 22 Cheal Close, Shoreham,

Proposal: Variation of Condition 1 (approved plans) of approved : AWDM/0170/25 : Addition of front roof for cover. Flat roof to conservatory.
ORIGINAL DESCRIPTION: Single storey rear extension, tiled roof to existing conservatory, extension to side to join garage to house, alterations to form family annex and cladding to frontage.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a detached gable fronted bungalow on the north side of Cheal Close at its very eastern end and opposite Shoreham Beach primary school. Its eastern boundary borders the rear gardens and houses at right angles in Shingle Road. It has a detached double garage on its west side beyond which is No. 20, another gabled bungalow.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The house is not in a flood zone but is at 'less' risk of surface water flooding.

The house has been extended to the rear including a conservatory.

Proposal

The application is a variation to planning permission AWDM/0170/25 for a single storey rear extension, tiled roof to existing conservatory, extension to side to join garage to house, alterations to form family annex and cladding to frontage.

The variation sought includes a replacement flat roof to the existing rear conservatory and a 400mm deep flat roofed canopy across 5 metres of the frontage with timber clad walls at either end to match the approved frontage treatment.

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Relevant Planning History:

AWDM/0170/25 - Single storey rear extension, tiled roof to existing conservatory, extension to side to join garage to house, alterations to form family annex and cladding to frontage. Granted

SU/247/03 – Detached garage. Granted.

SU/47/03 - West Side/Rear Extension And Conservatory. Granted

Consultations:

None.

Representations:

None received.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The principle of the development has been accepted the main issues are whether the changes to the design are acceptable.

Visual Amenity

This is a detached bungalow at the end of the Close. The boundary with No. 24 to the west is defined by high hedging. The front canopy proposed will not be highly visible in the streetscene.

Residential Amenity

The canopied entrance will not impact occupiers at No. 24. The flat roof in place of the pitched and tiled roof on the existing conservatory will be less visible to those at No. 24.

Recommendation

APPROVE subject to Conditions:-

1. 3 years

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2. Approved Plans
3. Materials as specified
4. No new windows
5. Ancillary annex

Informative

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.

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

Case Officer:	MOK	Date: 4/6/25
Authorised by:	Peter Barnett	Date: 4 June 2025