# Development Management – Delegated Officer Report

**Application Number: AWDM/1380/24 Recommendation: APPROVE**

**Site: 5 Winterton Way, Shoreham-By-Sea, West Sussex**

**Proposal: Single storey rear extension and front porch**

**Date of Site Visit: 19th November 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a detached, chalet dwelling with cat slide roof on the western side of Winterton Way on Shoreham Beach. A unique property within this street which comprises bungalows and chalet bungalows which have evolved in design and scale over time. Consent was granted for a front porch with lean to roof and open, covered structure to the side under AWDM/0464/24 this also forms part of this application.

The plans also show a single storey rear extension which infills a shallow section to the rear of the dwelling, roof lights are proposed, materials are to match existing.

**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 (December 2023)
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. The front extension has been considered and consent granted therefore the rear extension only will be assessed here.

**Visual amenity**

The extension is to the rear of the property and is very modest in scale, it infills a small rear recess. It will not be visible within the street scene and is in keeping with the scale, design and form of the existing building. Materials to be used will match existing.

**Residential amenity**

The extension is adjacent to the boundary with the neighbouring dwelling to the south, there is an existing extension at this property and the proposed extension will be slightly deeper than this. However there is spacing between the properties and this complies with Development Management Standard No. 2 which states that extensions can project up to 3.5 metres beyond adjacent dwellings which are attached. There will be no loss of light, privacy or overbearing impact as a result.

The extension will not be visible from the property to the north, being screened fully by the existing building.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on south elevation of the extension.

**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: 21st November 2024

Authorised by: Peter Barnett Date: 25 November 2024