Development Management – Delegated Officer Report

Application Number: AWDM/1397/23 Recommendation: APPROVE

Site: 54 Chanctonbury Drive, Shoreham-By-Sea, West Sussex

Proposal: Proposed garage conversion, front porch and single storey side extension. Application to Vary Condition 1 of Previously approved AWDM/0213/23. Amendments: Alterations to front porch, no garage conversion and lanterns to be pitched.

Date of Site Visit: 27th March 2023 to consider AWDM/0213/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Consent was granted in April 2023 for a flat roof front porch, garage conversion and rear/side flat roof extension under AWDM/0213/23. This application seeks to amend the plans with a pitched roof front porch, with side window added, the garage to remain as a garage with no conversion to playroom and utility and the flat roof lights proposed in the rear/side extension are to be replaced with pitched lanterns.

The application site is a detached two storey dwelling within a street of similar properties. There is an existing flat roof garage to the side and conservatory to the rear.

Consultations: West Sussex Highways: From inspection of the plans, the proposed amendments appear minor, with the one difference of note being the retention of the existing garage. No concerns are raised to the proposed alterations

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 (July 2021)
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

As was previously the case the side extension will not be visible within the street scene, it is screened from the road by the existing flat roof garage building. The proposed pitched roof lanterns will protrude above the flat roof however there will be no adverse impact.

The proposed porch will extend to the side of the existing garage which projects forward of the front elevation of the house. It will be inline with the garage and therefore will not be any more prominent than the existing garage. The change to the pitched roof design will be in keeping here and is acceptable in this case. There are other pitched roof front porches within the street scene as well as flat roof additions. Many flat roof garages and porches exist within the locality along with pitched roof porches forming the character of the street scene. Materials to be used will match existing. The garage door will remain as the proposals do not include the garage conversion.

Residential amenity

The application site is at a lower level than the adjacent dwelling. There is a blank side neighbouring elevation. The extension will be completely screened and there will be no loss of light or overbearing impact in this case. The porch is set in from the boundary and will not have any adverse impact either. The additional side porch window and vaulted roof lights will not cause any harm in terms of residential amenity.

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

1. Proactive no amendments

Case Officer: Hannah Barker Date: 30th November 2023

Authorised by: Peter Barnett Date: 4 December 2023