Development Management – Delegated Officer Report

Application Number: AWDM/1636/22 Recommendation: APPROVE

Site: 129 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Enclosing of porch and first floor South facing balcony (amended resubmission of AWDM/0998/22)

Date of Site Visit: Visited to view previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached dwelling on the north side of Old Fort Road. A street where properties are varied in style and appearance with the use of different materials. Much new development has occurred in recent years. The dwelling has a catslide roof to the front with front dormer, hipped roof and a recessed, central front entrance with balcony above.

Consent was sought under AWDM/0998/22 to enclose the porch and create a first floor south facing balcony. The current application is a variation of this existing consent. The fenestration detailing is to change to larger panes of glass. The porch and balcony development remains unchanged in scale and footprint.

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 and residential amenity

The impact of the proposed development was fully assessed when determining the previous consent. There was not considered to be any adverse impact upon the character and appearance of the street scene, existing building or the occupiers of the adjacent dwellings.

The current application seeks to make some minor changes to the fenestration and glazing of the front porch and the balcony. This will not be harmful to the appearance of the building, as stated above there is variation within the street scene and the dwelling is unique. The proposed changes can be supported in this case.

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 Y/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: 1 November 2022

Authorised by: Peter Barnett Date: 1 November 2022