Development Management - Delegated Officer Report

Application Number: AWDM/1748/21 Recommendation – APPROVE

Site: 113 Old Fort Road, Shoreham-By-Sea

Proposal: Single storey side extension

Date of site visit: 19th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached house with rooms in the roof on the north side of Old Fort Road. There is off street parking to the front with gates to the side leading to a covered area set back to the rear of the property. This structure links to a flat roof out building wrapping around the side and rear boundaries of the site. These buildings provide a utility room, shower and store. There is also a two storey rear projection.

Consent is sought for a single storey side extension to the east. It will be set in from the side boundary and from the existing front elevation proposed along the side of the property attaching to the ground floor rear projection. To enable the development part of the rear out building is to be removed to allow for space to the rear of the proposed development. The extension is of flat roof design with a dummy pitch to the front with three roof lights. The extension will provide a front porch and entrance, enlarged kitchen and family dining room.

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

The extension is very modest in scale and will appear very subservient to the main dwelling, set back from the front and set in from the side with a dummy pitch roof to match existing. It will not be overly dominant within the street scene in keeping with the existing dwelling house. Materials to be used will match existing.

Residential amenity

Due to the siting of the extension on the east side there will not be any adverse impact upon the property to the west as it will be screened by the existing dwelling. To the east is an adjacent detached dwelling with ground and first floor windows on the side elevation. There is a boundary wall approximately 2 metres in height, this wall will remain and the proposed extension will slightly exceed this height. However the flat roof design will limit the height. The ground floor window adjacent currently faces the boundary wall and the side of the existing dwelling house at the application site. Therefore there is limited light and outlook in this case. The proposed extension will not therefore have any significant detrimental impact in this case in the light of the existing situation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No openings on the east side.

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: 25th October 2021

Authorised by: Peter Barnett Date: 25 October 2021