Development Management - Delegated Officer Report

Application Number: AWDM/0027/22 Recommendation – APPROVE

Site: 3 Falcon Close, Shoreham-by-Sea, BN43 5HN

Proposal: Single storey front extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application relates to a semi-detached, dormered bungalow on the Shoreham Beach Estate. The property faces out onto a large grassed open space and is positioned some 120m from the beach to the south,

No. 3 has been extended with dormers to the front and to the rear, plus a rear conservatory extension. Indeed, many properties within the locality have been extended by way of ground floor extensions and roof extensions. No.'s 11,13, 18, 26 have front extensions and there are other properties with front porch extensions.

Proposal:

This application seeks planning permission for a mono-pitched roof, forward extension to the front of the existing entrance door and an open-fronted extension to the front of the existing side garage. The extension will have glazed patio windows/doors on all three elevations (north, east and west).

The whole (extension and open fronted extension) will measure some 7.3m wide x 2m deep x approx. 3m high; The front extension on its own being approx. 4.3m wide.

Consultations: None

Representations: None received

Relevant History:

AWDM/1720/21 Ground floor front extension. **Approved 03.12.21**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Front extensions within the locality are not an unusual feature and therefore the proposed application will be in keeping with the character of the area. It will have a pitched roof and glazing on all of the outward facing elevations. As the glazed extension will be to the front of the existing entrance door, the building will effectively be a porch, and as such the glazing of the porch will be an acceptable feature within the street scene.

It is located back from the pavement and is subservient to the existing dwelling, and will be offset from the main living areas of the neighbouring dwellings, no. 2 has a garage to the side of their property, and the extension is away from no. 4 by some 4.2m.

The proposed front glazed porch extension is relatively small in nature, and is not considered to have a negative impact on the locality.

NB: The Agent advises that the notation on the plan stating “flat felt roof”, relates to a very low pitch roof also.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 22.02.2022

Authorised by: Peter Barnett Date: 22 February 2022