

Development Management – Delegated Officer Report

Application Number: AWD/0514/26 **Recommendation:** APPROVE

Site: 37 Parklands, Shoreham-By-Sea, West Sussex

Proposal: Proposed enlargement of front porch

Date of Site Visit: 22nd June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a end of terrace, two storey dwelling within an estate of similar dwellings. The built environment represents a cohesive character with brick and boarded buildings with lean to porches and canopies. As existing the dwelling has a front garden and driveway and lean to solid porch, brick built with front entrance.

Consent was originally sought for an enlarged porch with hipped roof and roof light to the front. A W.C is proposed within the porch with the depth and width increased. Officers advised that the design of roof could not be supported as the hipped design with rooflight was out of keeping with the appearance of the locality.

Amended plans have been received which are for consideration here. They show the roof as a lean to match the existing porch roof design. The footprint of the porch remains enlarged to accommodate the W.C. The roof light has been removed and there is a window on the east side serving the W.C and a high level glazed section on the west side serving the entrance porch.

Consultations:

Adur and Worthing Councils: Environmental Health: - If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

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 2024)

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 existing porch to the front of the dwelling house is clearly visible within the street scene and it makes up the character of the locality. The porch as enlarged will also be prominent, it will be deeper and wider than existing. However, as amended with the lean to design, the addition is not considered to result in any adverse impact in terms of visual amenity. It still remains a subservient addition with matching design which will relate to the surrounding built environment. There is variation visible within the locality with some porches extended, some are storm shelters and some are solid or partly open. This proposal will contribute to this variation with a similar development which matches in design and scale. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The side W.C window to the east is adjacent to the space to the side of the house between the site and neighbouring property. It will face onto a side window which is existing in the porch however there will be no overlooking in this case which would be warrant a refusal. The window to the W.C will be obscurely glazed and facing the window serving the porch adjacent which is not a habitable room. The high level glazing to the west will be set in from the boundary and due to its position will not cause loss of privacy.

The extension will not result in a loss of light, privacy or overbearing impact to the adjacent dwellings. It is not an overly large development.

Environmental Health have recommended a contaminated land condition. Due to this being a householder application and to be consistent with other permissions, an informative has been added which is considered appropriate in this instance.

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 with amendments
2. Contaminated Land

Case Officer: Hannah Barker

Date: 13th July 2026

Authorised by: Peter Barnett

Date: 13 July 2026