# Development Management – Delegated Officer Report

**Application Number: AWDM/0367/25 Recommendation: APPROVE**

**Site: 310 Upper Shoreham Road, Shoreham-By-Sea, West Sussex**

**Proposal: Proposed single storey side and rear extensions.**

**Date of Site Visit: 28th April 2025**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a two storey, gabled roof, semi detached dwelling on the north side of Upper Shoreham Road. There is a single garage attached to the side with a parapet roof. There is a conservatory to the rear and what appears to be original single storey external store and W.C. There is also a slim, single storey projection to the side behind the garage which also appears to be original. The side projection and rear extensions are to be removed and a new single storey extension is proposed behind the garage, slightly wider and in line with the rear first floor wall of the house. Also proposed is a single storey extension the width of the dwelling, the extensions are both of flat roof design and slightly higher than the existing garage. They will provide a utility and kitchen, 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 (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 side extension will be visible from the street as it is higher than the parapet wall of the existing garage. However due to the set back and position of the dwelling relative to the highway and the position of the extension set back inline with the rear first floor wall, this is not considered to be harmful in terms of the character of the existing dwelling or surrounding street scene. There is much variation within the vicinity of the site and this visible section would not warrant a refusal in this case.

The side and rear extensions are not overly large in footprint and are subservient to the main dwelling. The rear extension is deeper than the existing projections however it will be 3.5 metres in depth therefore not out of scale or representing overdevelopment in this case. Materials to be used will match existing.

**Residential amenity**

The main properties to be affected are those either side of the site. The attached dwelling has matching original projections to the application site and an infill addition adjacent to the boundary. The proposed rear extension will be built up to the boundary and will be deeper at 3.5 metres. However this is in line with Development Standards no.2 which states that where an attached dwelling has not extended, an extension up to 3.5 metres will be acceptable. In this case there is already an extension next door so the extension as proposed will not result in any loss of light, privacy or overbearing impact in this case. The side extension is screened from this neighbour by the main house.

To the west is a neighbouring dwelling which is not attached. There is a blank side elevation of the neighbouring garage which forms part of the boundary adjacent to the garage at the application site. The extension will be behind this where there is a boundary wall. There is space between the extension and the boundary and as this is limited to single storey it is not considered to impact in terms of significant loss of light or overbearing impact in this case. There is a side door however this will not lead to harmful overlooking in this case as it serves a utility and the adjacent windows/doors appear to be secondary also.

The proposals can be supported as submitted subject to the safeguarding conditions set out below.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. No additional windows on the east or west elevation of the extensions.

**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: 28th April 2025

Authorised by: Peter Barnett Date: 28 April 2025