Development Management – Delegated Officer Report

Application Number: AWDM/0463/25 Recommendation: APPROVE

Site: 130 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension.

Date of Site Visit: 12th May 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a street of similar properties. There is a single storey, lean to, narrow projection to the rear connected to a conservatory. These are to be removed and a single storey flat roof extension constructed the full width of the dwelling, 3.3 metres in depth.

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 extension is to the rear of the property, not visible within the street scene; it will be rendered to match the existing dwelling. It is in keeping in scale, size and design

with the existing building and will have no adverse impact in terms of character and appearance.

Residential amenity

The attached dwelling has a rear single storey extension, the proposed extension will be slightly deeper than this addition, however not to a degree to result in any loss of light or overbearing impact. The extension at 3.3 metres is below the 3.5 metres recommended in Development Management Standards where it is considered that this depth is acceptable in terms of amenity. To the south side there is spacing between the properties and a single and two storey extension adjacent with a blank side elevation. There will therefore be no adverse impact in this case.

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 south elevation of the extension.

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: 15th May 2025

Authorised by: Peter Barnett Date: 15 May 2025