Expiry: 24/11

Development Management - Delegated Officer Report

Application Number: AWDM/1225/25 Recommendation – Approve

Site: 11 Bay Tree Close, Shoreham

Proposal: Single storey rear extension.

Date of site visit: 1/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1970's pitched roof house at the east end of Bay Tree Close, a cul de sac off Rosemary Drive within the 'Herb' estate. The property has an attached garage and utility on its north side.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and it is within flood zone 1. There is surface water flooding outside the site in the street.

Planning permission is sought to extend behind the utility to create an en-suite bedroom. The extension measures 6.22 metres in depth and a maximum width of 5.91 metres. It has a maximum height of 3.06 metres and is set off the northern boundary with No. 10 by 700mm and off the rear (east) boundary, 61 Rosemary Drive by between 2 and 3.3 metres. French doors and a window face south into the site's own garden.

Relevant Planning History

SU/82/99 – Pitched roof over existing garage and porch. Granted.

Consultations

Highways: No objection.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Expiry: 24/11

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Residential amenity

The extension will replace a shed and patio in a similar position and it will extend 3 metres beyond a lounge extension at No. 10.

It will be a minimum 2 metres off the rear boundary which is defined by a high conifer hedge.

The ensuite bathroom is to be lit by a rooflight.

No harm to neighbour amenity is anticipated.

Visual amenity

The extension is to the rear and appropriate in scale and design to this property.

Highways

Highways raise no objection to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No north side windows

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.

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Case Officer:	MOK	Date: 31/10
Authorised by:	Peter Barnett	Date: 4 November 2025