Expiry: 8/12

Development Management - Delegated Officer Report

Application Number: AWDM/1295/25 Recommendation – Approve

Site: 5 Shingle Road, Shoreham

Proposal: Removal of garages and conservatory and erection of two storey side extension (timber clad), roof extension to connect to new extension, re-cladding of dormers in timber, render to ground floor, formation of first floor balcony on east roofslope accessed by new double doors in existing dormer.

Date of site visit: 7/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a bungalow on the west side of Shingle Road. The property has been extended into the roof with front and rear dormers and on its north side with a conservatory. It has a shallow back garden and a row of 4 terraced garages in a northside garden area.

The site shares its rear (west) boundary with Shoreham Beach Primary School.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known surface water flood risk. The site is within Flood Zone 2/3.

Permission is sought to raise the north side gable and to add a two storey side extension in place of the conservatory and garages. The remaining side garden is to be enclosed and used as amenity space whilst leaving two off street parking spaces for the extended house. No alteration to the dropped kerb is proposed. It is also proposed to alter a front dormer to include French doors out to a proposed front balcony.

The application has been revised since first submitted to set the extension back in line with the front wall of the existing property and to lower its roof**.** The front balcony no longer wraps around the side elevation but has been widened to the north. The proposed flue now extends no more than 1 metre above ridgeline and is therefore permitted development.

The ground floor of the extension is to be rendered and painted and the first floor and existing dormers are to be clad in larch wood.

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Relevant Planning History

SU/203/00 – Conservatory at side. Granted.

SU/127/92 – Rooms in roof with two front dormers and one rear dormer. Granted.

SU/96/92 - Rooms in roof with two front dormers and two rear dormers. Granted.

Consultations

WSCC Highways –

The LHA has been re-consulted on this application following submission of revised plans. The proposed plans demonstrate that two off-street parking spaces will be provided on site for the proposed four-bedroom dwelling. These parking spaces meet minimum specifications of 2.4 x 4.8m. As mentioned in the LHA's previous comments, it would be expected that three parking spaces would be required for a dwelling of this size and location. The proposed revised plans reduce the potential overspill parking to one space. As previously, the LHA would not raise any highway safety concerns to overspill parking, however, the LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

The existing access will be retained for the proposed parking provision, it does not appear that any access alterations are proposed / required.

The LHA requested that a pedestrian visibility splay be provided to the northwest of the access due to the proximity of the site to the existing primary school. The applicant has demonstrated a 2m x 2m pedestrian visibility splay to the northwest of the access, which will be maintained to a maximum height of 0.6m. The LHA are satisfied with this proposal.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Pedestrian Visibility *(details approved)*
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided to the northwest of the site vehicular access onto Shingle Road in accordance with the approved site plan. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

WSP: The applicant is applying for the removal of garages and conservatory and erection of two storey side extension (timber clad), roof extension to connect to new extension, re-cladding of dormers in timber, render to ground floor, formation

of first floor balcony on east roofslope accessed by new double doors in existing dormer. The application is to Adur District Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control SuDS in consideration of the National Standards for Sustainable Drainage Systems and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

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Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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.

Visual amenity

The scale of the extension has been reduced. It is now set back in line with the front wall of the main dwelling and lowered by 1 metre so that it extends only 1200mm above the original roof and with a shallower pitch and lower eaves than originally proposed. Whilst unusual to add a two storey extension to a chalet bungalow it is considered that this site is uniquely positioned with space around it to be able to successfully integrate the two, especially with the extension's reduced proportions.

The front balcony is not untypical of other properties on the beach and will not be out of character.

Residential amenity

The extension is at the northern end of the existing house away from any residential neighbour. Shoreham Beach primary school is to the north and west. Two extra bedroom windows will overlook the school. The school is already overlooked form the existing house and those in The Meadway. The extension will not be harmful to the school.

No. 3 Shingle Road, to the south, is a very modest bungalow on a small plot. It has its front door facing the flank wall of the site and a side and rear garden in this area too. The proposed front balcony has the potential to reduce privacy for these neighbours. The revised balcony no longer wraps around the side roofslope and has been pulled away from the common boundary and an

obscurely glazed screen 1.7 metre in height has been added to the end to prevent any direct overlooking.

Highways

The highway authority is satisfied with the revised parking arrangements. The site adjoins a primary school entrance. A condition is recommended limiting building materials deliveries to avoid conflict with school drop off and pick up.

Flood Risk

As this is an extension to an existing house the EA's Standing Advice form has been completed and the agent has confirmed that the floor level is to be set no lower than the existing one. The extension footprint is less than the garages and hard surface to be removed and more permeable garden area is to be created to improve surface water drainage along with a new surface water drain. WSP's requested conditions are recommended.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. SW drainage details
5. Details of management and maintenance of drainage
6. Pedestrian visibility splays
7. Terrace screen erected prior to first use
8. Building materials delivery restriction

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 17/12
Authorised by:	Peter Barnett	Date: 17 December 2025