Expiry: 29/8

Development Management - Delegated Officer Report

Application Number: AWDM/0881/25 Recommendation – Grant

Site: 319 Upper Shoreham Road, Shoreham

Proposal: First floor side extension, raising of the roof ridge with barn ends front and rear and side rooflights to create second floor, painted render to front and rear elevation, fenestration alterations. (Revised Proposal)

Date of site visit: 13/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached two storey house on the south side of Upper Shoreham Road. Originally built with an 'L' shaped footprint it has a subordinate two storey element on the west side all under a fully hipped roof. It has been extended at ground floor rear and with a recessed porch to the front. It is finished in dark red brick under a plain clay tiled roof. The frontage includes two off street parking spaces.

The property is unique to the street and understood to be a former police house. It has a simple form and sits quietly between and below the height of two more traditional 1930's houses. The street has a varied architecture with running similarities in terms of two storey form, eaves and ridge heights, gable features and a narrow palette of materials with brick and tiled roofs and painted and pebble dash render predominant. There are rooms in the roof of properties to the west evidenced by rooflights and front dormers.

Land slopes into the site from the road and climbs slightly westwards.

The site is not in a conservation area and is not a listed building. It is not in a flood risk zone but it is at risk of surface water flooding.

Permission is sought to build over the porch and square off the frontage and to add a second floor. The application has been revised since first submitted and now includes half hips to both the front and rear elevations and rooflights. Materials have also changed with render for the first floor, matching brick work at ground floor and tile hanging for the roof. Windows and doors are to be replaced in dark grey aluminium.

Relevant Planning History

AWDM/0420/25 – Single storey rear extension and front entrance porch. Granted.

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SU/91/02 – Vehicle access.

Consultations

WSP: No objection.

Representations

One objection received from No. 321 summarised as follows:

1. Loss of light to side windows contrary to Right to Light and BRE guidelines.
2. Vertical extension an overdevelopment of the site and out of character locally. Dominant and bulky structure out of scale and rhythm in the street scene.
3. Overbearing, too close to the boundary.
4. Closing the gap to the common boundary reducing natural light and openness reduces 321's property value and character.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 31
'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.

Residential amenity

No. 321 Upper Shoreham Road, to the west, is a detached inter war house with hipped roof set off the common boundary by approximately 800mm. It is on slightly higher ground and has ground floor and first floor bathroom windows in its side wall as well as a long ornate staircase window. The development is no closer to No. 321 than the existing house.

Infilling the front recess and lifting the roof height will result in some loss of light to the side windows in No. 321. However, as these windows are to non-habitable rooms the harm that will result is not significant enough to warrant a refusal. For the same reason the development will not have an overbearing impact.

No. 317, is a hipped roof semi detached property with a driveway adjoining the shared boundary and a detached rear garage. It too has landing and

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bathroom windows in its side wall as well as a side rooflight. Again, no significant impact will occur.

Overlooking from the loft bedroom windows will be no greater than from existing first floor windows. The cill level of side rooflights is shown to be at 1700mm.

Impacts on property values are not a planning consideration.

Visual amenity

The proposed eaves height reflects that at No. 317 but remains below that of No. 321. The ridge height is comparable to No. 321. The proposed materials are now more traditional than initially proposed and this will enable the proposal to sit more comfortably in its context.

The introduction of half hips in the revised scheme reduces the verticality of the proposal. The replacement of two front second floor windows with a single smaller circular window further reduces the impact of the additional floor.

It will not be out of scale in its surroundings.

Whilst the proposed design is unlike others in the street, the existing house is also unlike any other nearby. With the street's mixed vernacular, it is not considered that the overall design will cause harm to the general appearance of the streetscene.

Highways

There are no significant highway implications of this proposal.

Flood Risk

The Council's surface water drainage consultant does not object to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the side elevations of the extension.
5. Rooflights cill height 1.7 m

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

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Informative

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: 04/11
Authorised by:	Peter Barnett	Date: 5 November 2025