Expiry: 22/5

Development Management - Delegated Officer Report

Application Number: AWDM/0405/25 Recommendation – Grant

Site: 57 Downside, Shoreham

Proposal: Proposed single storey rear extension and extended decking area with pergola.

Date of site visit: 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of Downside. The property has front and rear dormers. It is set down from the road and the land continues to fall into the back garden. It has a rear decking area which is seven steps above lawn level. There is a large outbuilding beyond the decking on the west boundary with No. 59. This sits on a base which is between decking height and 1100mm above lawn level.

The site is not in a conservation and is not a listed building. There are no TPO's on the site and no known associated flood risk.

Planning permission is sought to erect a 4.3 deep rear extension angled off the boundary with No. 53 at 3.5 metres in depth. It is 2.8 metres in height. A new decking area 2.5 metres in depth is then to be created with widened centralised steps down to the lawn. This new deck is 1 metre in height. The outbuilding is to be removed and a new pergola erected on the existing base measuring 3m x 5m and 2.5 metres in height. It has a close slatted wall close to the boundary with No.59 and a 1.8 metre high privacy screen is shown behind it on this boundary. No privacy screen is shown for the eastern end of the deck.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Expiry: 22/5

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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

The extension has been revised in depth on the boundary with No. 55 to 3.5 metres and then angles away to the proposed full depth of 4.3 metres. A new 2.5 metre deep decking area with centralised steps extends beyond this. This new decking area is 4.2 metres deeper into the garden than the existing deck.

No. 55 is unextended at rear ground floor level and has a deck to a similar depth as the one on site. The revised extension is compliant with DM Std 2. Notwithstanding the shrubbery on the common boundary an obscure glazed screen should be added to the eastern end of the deck to prevent direct overlooking of No. 55's garden and an amended plan has been received to include this.

The extension is off the shared boundary with No. 59 by 1.4 metres. It will not have any significant impact. The pergola, a lightweight structure, will have less impact than the outbuilding to be removed. A privacy screen on the boundary is shown to be erected.

Visual amenity

The extension and pergola are to the rear and will not be harmful to visual amenity.

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 north or south elevation of the extension.

Expiry: 22/5

5. Prior to first use of the new decking area an obscure glazed screen 1.7 metres in height and at least level 3 obscurity, shall be erected at its eastern end and thereafter retained.

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: 23/5
Authorised by:	Peter Barnett	Date: 23 May 2025