

Development Management - Delegated Officer Report

Application Number: AWDM/1356/25

Recommendation – Refuse

Site: 115A Connaught Avenue, Shoreham-by-sea

Proposal: Proposed first floor extension plus two storey side and front extensions to form a two-storey dwelling. Including internal layout reconfiguration, additional parking bays, removal of existing garage and lean-to structures. Use of render, timber cladding and slate tiles as external materials, PV panels to south roofslope.

Date of site visit: 4 February 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hipped roof bungalow on the south side of Connaught Avenue on a bend in the road. It has a flat roofed detached garage on its west side. There is a vehicular access on the west side of the site which runs around to the rear of the site and which serves as access to garages on land at the rear of the site. There is a hipped roof bungalow on the other side of the access and a bungalow to the east. Further east on the south side of Connaught Avenue are more bungalows and chalet bungalows before the character changes to two storey houses.

On the north side of the road, opposite the site, is a terrace of two storey houses before two bungalows on the corner of Colvill Avenue. As Connaught Avenue bends round to the north there are further two storey houses.

The site is not in a conservation area although the southern boundary of the Old Shoreham Conservation Area is 45m to the north.

It is proposed to extend the property to form a two storey 4 bed house. This involves a first floor extension, raising the ridge height by 2.7m to 7.7m, plus a two storey side extension to replace the garage. A two storey front extension is also proposed, bringing the building to within 5.6m of the pavement, compared with 4.5m to the projecting bay on the existing bungalow and 6.9m to the main front wall. An existing single storey extension on the east side is to be removed. The proposed two storey side extension is to be set down from the main ridge but will be flush with the frontage, resulting in a width of 12.3m. The house is to have barn hipped roofs and a new palette of materials comprising render on the ground floor at the front and sides and on the ground and first floor at the rear, with first floor timber cladding on three sides plus across the rear of the side extension. PV panels are proposed on the south roofslope.

Relevant Planning History

None

Consultations

West Sussex Highways: No objection. The proposed plans indicate that the existing garage will be demolished but a total of three parking spaces will be provided to the site frontage. The proposed parking provision is considered sufficient for the proposed dwelling size and location.

The application form indicates that the existing access will be altered to enable the proposed parking arrangements, although details of this have not been demonstrated on the proposed plans. The Planning Statement indicates that the applicant has already gained a licence from the WSCC Area Engineer for the proposed access works and the works will be constructed in accordance with WSCC specifications

WSP: No objection on surface water grounds subject to conditions

Representations

Letter of objection received from occupier of 174 Old Shoreham Road:

- Visual impact of increased height and bulk
- Introduction of first floor windows resulting in overlooking

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats' and 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 proposed extensions and alterations will result in a substantial change to the character, scale and appearance of the property. By extending the bungalow upwards, forwards and to the side the resulting building is a much more dominant built form in this prominent corner position. It would sit forward of the bungalows beyond the site to the east, accentuated by the curve of the road at this point. This, together with the dwelling's height, bulk and proposed contemporary materials, would result in a highly conspicuous building,

particularly when viewed in context with the bungalow at 117 Connaught Avenue to the west. It would appear out of keeping with the character and appearance of the prevailing street scene which is predominantly comprised of bungalows and chalet bungalows on the south side of the road. Even with there being some two storey dwellings opposite the site, it is considered that the proposal would result in a much more substantial built form which would be visually harmful.

The building would also be tight to the side/rear boundary. While the existing garage is also tight to the boundary, the additional scale, bulk and height of the extended house would have a more significant visual effect and would appear cramped. The scale of the extensions are considered to be excessive for the plot.

Residential amenity

The rear garden of the extended house would measure around 45sqm which is well below the size as set out in DM Standard No.1 (100sqm for a large detached house). While the existing rear garden is a similar size, it is more appropriate for a small 1 bed bungalow.

The neighbouring bungalow to the west, 117, is separated from the site by the access road to the garages and has a number of windows facing the site. The nearest openings are an entrance door and small obscure glazed window but there is a larger clear glazed window. The proposed extension will add significant bulk and height to the building and at a distance of 8.6m to the side of the extension there is likely to be an adverse overbearing impact and harm to outlook.

The applicants have commissioned a daylight and sunlight impact assessment which has found that none of the side windows at 117 would suffer harmful loss of light.

To the east, 115 is a bungalow located close to the site boundary. It is a narrower plot than 115A and appears to be rather overgrown and unkempt. There are two windows on the side elevation which at the time of the site visit were obscured by ivy and which are also partly below the level of the boundary wall. The daylight assessment has assumed, due to lack of access, that the windows do not serve habitable rooms given their size, position and presence of a soil pipe close by. However, the assessment has identified that the two windows would be adversely affected by the proposed development and daylight would fall below the standard BRE targets. On balance, in view of the likely non habitable nature of the rooms served by the windows, and the restricted light currently reaching those windows, it is not considered that reduction in daylight as a result of this development would be sufficiently harmful to amenity to warrant refusal on this ground.

House on the opposite side of the road are not adversely affected by the proposal. Those in Old Shoreham Road to the south are also sufficiently distant (in excess of 30m) to not be adversely affected by the increased height and introduction of first floor windows.

Highways

The proposed plans indicate that the existing garage will be demolished with a total of three parking spaces provided to the site frontage. The proposed parking provision is considered sufficient for the proposed dwelling size and location.

The application form indicates that the existing access will be altered to enable the proposed parking arrangements, although details of this have not been demonstrated on the proposed plans.

Sustainability

The application is proposing PV panels on the south facing roof.

Flood Risk

The site is in flood zone 2 and is at medium risk of flooding from tidal/fluvial sources and surface water flows. The application has specified flood resilient design measures and a SuDS-led drainage strategy. The Council's drainage consultants have recommended conditions to require final details of the drainage scheme to be agreed should the application be approved.

Recommendation

REFUSE for the following reasons:

1. The proposed extension to form a two storey house would, by reason of its scale, bulk, height and design, result in a dominant and cramped form of development which would be out of keeping with the character and appearance of the street scene. The proposal would therefore be contrary to policy 15 of the Adur Local Plan and 'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats' and No.2 'Extensions and Alterations to Dwellings'
2. The proposed extension, by reason of its scale, bulk and height, would have an overbearing impact on the occupiers of 117 Connaught Avenue to the detriment of their residential amenities. The proposal would therefore be contrary to policy 15 of the Adur Local Plan.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Case Officer: Peter Barnett

Date: 5 February 2026

Authorised by: Jo Morin

Date: 05.02.2026