

Development Management – Delegated Officer Report

Application Number: AWDM/1569/25 **Recommendation:** APPROVE

Site: 47 New Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed pitched roof rear extension

Date of Site Visit: 12th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced two storey property near Shoreham town centre on the north side of New Road within the Conservation Area. It has a rear, two storey projection with recessed area to the side, adjacent to the boundary.

Consent is sought to add a single storey extension alongside this projection with hipped roof and rooflights. It will create an enlarged kitchen space and will be rendered to match existing, with timber windows and doors and tiles to match in colour the existing roof.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area and the existing dwelling.

Visual amenity

The proposed extension is to the rear of the property. It is therefore not visible within the Conservation Area or the street scene. It is modest in scale and is in keeping in

design and use of materials with the existing building. It will therefore preserve the character of the Conservation Area.

Residential amenity

The extension is in line with the rear of the two storey projection. Therefore it is screened by the existing building from the property to the west. To the east there is an attached dwelling with a two storey projection and flat roof single storey extension up to the boundary. These both have blank side elevations facing the application site.

The proposed extension will extend further to the rear than the adjacent extension by less than 3 metres. This will therefore not have any adverse impact in terms of loss of light or overbearing impact. Development Management Standards state that a depth of 3.5 metres beyond the rear of the neighbouring extension would be acceptable. There is also a gap between the extension and the boundary and there are no side windows which would overlook to the east. This relationship is therefore acceptable.

There are a block of purpose built flats to the rear of the site which will overlook the site of the extension. Although it is visible there will be no adverse impact here.

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 east elevation of the extension.

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.

Case Officer: Hannah Barker Date: 5th February 2026

Authorised by: Peter Barnett Date: 9 February 2026