Expiry: 28/8

Development Management - Delegated Officer Report

Application Number: AWDM/0694/25 Recommendation – Grant

Site: 23 Elizabeth Road, Shoreham

Proposal: Rear conservatory

Date of site visit: 13/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the east side of Elizabeth Road close to the junction with Clarendon Road. The property is not in a conservation area and is not a listed building. There are no TPO's on the site. The site is in flood zone 1. The road itself is at risk of surface water flooding.

There is currently a glass framed lean to at the rear of the site. The revised proposal is to replace it with a 3.5 metre deep conservatory on the boundary with No. 21. It has a pitched roof with an eaves height of 2.4 metres and a ridge height of 3.3 metres, including finial. It is 3.25 metres wide. The side wall on the boundary with No. 23 is shown to be made up of solid PVCu insulated panels.

Relevant Planning History

None.

Consultations

WSP: No objection.

Representations

None.

Relevant Planning Policies

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

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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. 21 is unextended. The revised depth is complaint with the SPD Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’. It will not be harmful to neighbour amenity.

Visual amenity

The application is at the rear and wholly suited to this domestic situation.

Flood Risk

The extension is not at risk of surface water flooding and nor will it exacerbate surface water flooding to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved, revised, Plans
2. Standard 3 year time limit
3. Materials as specified
4. No windows on the north 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 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: 17/9/25

Authorised by: Peter Barnett Date: 17 September 2025