Expiry: 29/12

Development Management - Delegated Officer Report

Application Number: AWDM/1376/25 Recommendation – Approve

Site: 31 New Barn Road, Shoreham

Proposal: Replacement single storey rear extension.

Date of site visit: 5/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached extended bungalow on the west side of New Barn Road. The bungalow has been extended into the roof front and rear and with a ground floor conservatory.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk. Land slopes up from the south.

AS originally built the property has a staggered rear wall. Permision is sought to replace the rear conservatory with an extension a maximum 2.97 metres in depth and 2.9 metres in height. It is to be rendered and painted to match the property.

Relevant Planning History

SU/140/77/TP – Rooms in roof. Granted.

Consultations

None.

Representations

6 neighbours notified – No responses received.

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)

Expiry: 29/12

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 is no deeper than an extension at No. 29, to the south, but will be higher not least due to the rising ground level . It is less deep on its northern side and does not extend as far as the flank wall. The northern boundary abuts the rear garden boundary of houses in Downside.

No harm to neighbour amenity.

Visual amenity

It is to the rear and acceptable in design terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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:	MOK	Date: 5/12
Authorised by:	Peter Barnett	Date: 5 December 2025