Expiry: 4/7

Development Management - Delegated Officer Report

Application Number: AWDM/0591/25 Recommendation – Grant

Site: 402 Upper Shoreham Road, Shoreham

Proposal: Raising of the roof ridge to create a first floor, proposed front porch, side garage extension and two storey side extension. Single and two storey rear extensions. Existing garage and conservatory removed. Revised scheme for previously approved application AWDM/0962/24

Date of site visit: 18/9/24 and 11/6/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a chalet bungalow on the north side of Upper Shoreham Road to the east of Adur Road. It is a hipped roof bungalow with two front dormers and a box rear dormer. It is a rendered and painted property under a slate roof. The property has in and out driveways with detached garages behind the property on both sides.

On the west side at No. 404 a bungalow has been extended to create a fully two storey house with a large front dormer and double height bay windows either side of the front door. No. 406, further west, is a two storey house as built. No. 400 is similar to the application site, a hipped roof bungalow with a front dormer.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site and there is no known flood risk.

It is proposed to make this property a fully two storey house. This application follows on from an approval last year for similar extensions but which included second floor accommodation, see history below.

This latest proposal creates a two storey house with a modest gable ended roof where previously a taller higher hipped roof was approved. A two storey west side extension is proposed with single storey garage extension. This is as previously approved. At the rear a part two storey, part single storey extension is again proposed but larger than previously approved. No second floor accommodation is proposed. A strong high gabled roof porch is proposed.

The eaves height will rise from 2.7 metres to 5.6 metres and the ridge height to 8.5 metres from 7.4 metres. The proposed ridge height is less than previously approved with the eaves height comparable to the earlier scheme.

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A street elevation drawing shows the eaves height to reflect that of No. 404 with a lower ridge line.

In place of the rear conservatory and kitchen extension the ground floor extension is 400mm deeper than approved at 6.2 metres and 1.3 metres wider eastwards, at 7.7 metres. It has a 3 metre high flat roof.

The two storey rear element is larger than previously approved. It is deeper by 2.2 metres and wider, westwards, by 1.9 metres. Again a gabled roof is proposed but with lower eaves and ridge lines than in the previous scheme.

On the east side first floor bathroom windows are proposed in this latest scheme.

Relevant Planning History

AWDM/0962/24 - Raising of the roof ridge to create a second floor, proposed front porch, side garage extension and two storey side extension. Replacement bay window to front. Single and two storey rear extensions. Existing garage and conservatory removed. Granted.

SU/227/03 – Front wall & piers with wrought iron gates & railings (1.5M High) and detached garage at rear. Granted.

SU/186/02 - Decorative Front Fence (1.5M High) And Gates (Retrospective). Granted.

SU/1/01 - Decorative Front Fence And Remote-Controlled Gates. Refused.

SU/44/93 – Single storey extension to rear. Granted

SU/162/87 – Conservatory at rear. Granted.

Consultations

Highways: No objection.

Representations

9 neighbours notified: No response.

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

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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 main 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. 404, to the west, has been extended and has single storey side and rear extensions with either secondary or bathroom windows only in the ground floor flank wall adjacent to the site boundary. The proposed ground floor extension will be approximately 3 metres deeper but off the common boundary by 1.5 metres. The two storey side extension and garage extension are as approved last year. The widened first floor rear extension is 6 metres off this boundary. The extensions proposed will not be harmful to occupiers' at No. 404.

No. 400 is a chalet bungalow and sits off the shared east side boundary by approximately 500mm. It has three side windows each of which is obscurely glazed. The two closest to the rear are secondary living room windows. The other is a study window. The proposed development does not extend into the side driveway adjacent to this boundary.

The previous scheme had a hipped roof with the same eaves height as now proposed but a ridge height of 9.6 metres, 1100mm higher than the gabled roof now proposed.

The two storey rear extension is less than 1 metre deeper than the rear wall at No. 400.

It is considered that there is sufficient gap between the properties to avoid any serious loss of light and outlook.

Visual amenity

Upper Shoreham Road is made up of a mix of house types and designs and many of them have been extended. The application site is originally one of three bungalows but No. 404, to the west, has been extended to a fully two storey house including a large front dormer. No. 400 remains a bungalow with a front dormer.

It is not considered that extending this property to a two storey house will be out of keeping in the street scene. The feature porch roof will extend above eaves line but it is considered that it will add interest to the front elevation. The reduced roof form means the houses will graduate down in height west to east. It will sit comfortably on the plot and between its neighbours as demonstrated in the street view drawing.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional side windows
5. East side bath and en-suite window fixed below 1.7 metres and obscure.

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: 18/6
Authorised by:	Peter Barnett	Date: 18 June 2025