Expiry: 30/4

Development Management - Delegated Officer Report

Application Number: AWDM/0225/25 Recommendation – Grant

Site: 60 Greenways Crescent, Shoreham

Proposal: Demolition of garage, excavation and erection of single storey side extension.

Date of site visit: 25/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 60 Greenways Crescent is an end of terrace dwelling on the east side of Greenways Crescent. It has rear garden access on its north side and a garage beyond this detached from the house but attached to No. 62's detached garage. It has a rear extension.

Greenways Crescent rises up from the south.

The site is not a Listed Building or within a Conservation Area. There are no protected trees on the site.

Permission is sought to demolish the garage and to replace it with a single storey side extension running the full depth of the property including the rear extension. It includes excavation of the land to ensure the new extension has the same floor level as the main dwelling.

It is set back from the front of the house by 350mm and off the shared boundary with No. 62 by 750mm. It is 10.5 metres deep and 2.8 metres high to flat roof.

A Certificate of Lawfulness has recently been issued for the side extension element.

Relevant Planning History:

AWDM/0196/25 - Application for Certificate of Lawfulness for proposed side extension and loft conversion with hip to gable conversion and rear dormer with Juliet balcony, side facing window and front rooflight. Issued.

Consultations

None.

Representations

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Neighbours notified twice (revised description). No responses received.

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).

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 will run parallel to the boundary with No. 62 on lower ground. It will be approximately 1.5 metres longer than No. 62's garage with a new side passageway between. It will not lead to any harm to occupiers at No. 62. No other neighbour is affected.

The excavation works in themselves are not contentious from a planning perspective. Support of the neighbours remaining garage or any potential damage that may result is purely a civil matter.

Visual amenity

This simple flat roofed extension is acceptable in design terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows

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

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permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 29/4/25
Authorised by:	Peter Barnett	Date: 29 April 2025