

Expiry: 27/5

Development Management - Delegated Officer Report

Application Number: AWD/0406/26

Recommendation – Approve

Site: 50 Buckingham Road, Shoreham

Proposal: Proposed side and replacement rear extensions.

Date of site visit: 8/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the east side of Buckingham Road. The property has been extended to the rear ground floor and up into the roof with a rear dormer. No. 52 has a rear conservatory on the shared boundary. No. 48 is a detached building used as a children's nursery. It has tandem ground floor rear extension on the common boundary.

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.

Permission is sought to replace the rear conservatory with a deeper extension on the north boundary and to extend the other existing addition in depth and to wrap it around the side elevation. A rendered finish to match the existing is proposed with a felt flat roof.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None 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)

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.

Visual amenity

The extensions are largely to the rear of the house. The side extension is set 6.5 metres back from the front wall and will be largely obscured from view by existing side gates.

Residential amenity

The replacement extension is 350mm off the shared boundary with No. 52 and is 4.913 metres deep and 3 metres in height. It will extend 2 metres beyond No. 52's conservatory.

On the southern side the proposal extends 5.4 metres beyond the original rear wall. It wraps round the side wall and adds an extra 3.6 metres to the overall length of new flank wall. It is 1.4 metres wider than the original flank leaving the same distance off the boundary.

The nursery has deeper extensions on this shared boundary with no windows. A window in the new side wall will not lead to overlooking.

No neighbour harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation? N

1. 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

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

2. SuDS Drainage

Case Officer: MOK

Date: 11/5

Authorised by: Peter Barnett

Date: 11 May 2026