



Planning Statement

Site Address: 25 Stoney Lane, Shoreham-by-Sea, BN43 6LA

Proposal: Retrospective planning permission for an existing single-storey rear extension

1. Introduction

This Planning Statement has been prepared in support of a retrospective planning application for the retention of an existing single-storey rear extension at 25 Stoney Lane, Shoreham-by-Sea, BN43 6LA.

The existing extension replaced a former conservatory that occupied the same footprint. The purpose of this application is to regularise the external wall finish of the replacement extension, which is timber cladding and does not fall within the permitted development provisions applicable to the property.

The proposal does not represent an increase in the footprint of the former conservatory. The replacement extension is substantially the same in terms of its overall size, position and appearance.

2. Existing Property and Previous Conservatory

The property is an existing residential dwelling with a rear conservatory.

Prior to the construction of the current extension, the rear of the property contained a conservatory which measured the same width and length as the existing single-storey extension.

The former conservatory had an approximate height of 2.8 metres, while the existing replacement extension has an overall height of approximately 3.0 metres.

The walls of the former conservatory were timber clad, and the existing extension is also finished with timber cladding. The replacement extension therefore retains a similar external character and relationship with the existing dwelling.

3. Proposed Development

The development comprises the retention of the existing single-storey rear extension, which provides an improved sun room/living space.

The extension:

- occupies the same footprint as the former conservatory;
- has the same overall width as the former conservatory;
- has the same overall projection/length as the former conservatory;
- is approximately 3.0 metres high;
- has timber-clad external walls, similar to the former conservatory;
- has a flat roof; and
- incorporates a rooflight/skylight to provide additional natural light to the room.

The only notable dimensional difference between the former conservatory and the existing extension is the increase in height from approximately 2.8 metres to 3.0 metres.

4. Planning Considerations

The existing extension is of a scale that would ordinarily fall within the relevant permitted development limitations for a single-storey rear extension. In particular, the width, projection and overall height of the extension are within the applicable permitted development guidelines.

The reason a retrospective planning application is required is primarily due to the use of timber cladding to the external walls. The external material does not meet the relevant permitted development requirements and consequently the development cannot rely on permitted development rights, despite its size and proportions being within the applicable limits.

This application therefore seeks to regularise the existing development through the grant of planning permission.

5. Comparison with the Former Conservatory

It is important to consider the existing extension in the context of the development that it replaced.

The former conservatory and the existing extension occupy exactly the same footprint, meaning there has been no increase in the amount of land occupied by the rear projection.

The external wall finish is also similar, as both the former conservatory and existing extension utilise timber cladding.

The principal physical difference is the increase in height from approximately 2.8 metres to approximately 3.0 metres. This relatively modest increase does not materially alter the relationship of the rear extension with the existing property or surrounding residential properties.

The replacement of the conservatory has therefore not resulted in a material change in the scale or impact of the rear addition. The existing extension should be viewed as a replacement of the former conservatory rather than as a substantial enlargement of the dwelling.

6. Impact on Neighbouring Properties

The existing extension is located in the same position and occupies the same footprint as the former conservatory.

As a result, the development has not introduced a greater extent of built development into the rear garden than was previously present.

The modest increase in height, from approximately 2.8 metres to approximately 3.0 metres, is not considered to result in any significant additional impact upon neighbouring properties in terms of outlook, privacy, daylight or sunlight.

The extension remains a single-storey addition and its overall scale is appropriate to the existing dwelling and the residential character of the area.

7. Design and Appearance

The existing extension is a simple single-storey structure with timber-clad walls and a flat roof incorporating a skylight.

The use of timber cladding is consistent with the material treatment of the former conservatory and provides a suitable appearance for a lightweight rear addition.

The flat roof and modest height ensure that the extension remains visually subordinate to the main dwelling.

The skylight provides additional natural light to the sun room without creating any significant visual or amenity impact upon neighbouring properties.

Overall, the design and appearance of the extension are considered appropriate to the property and its residential surroundings.

8. Conclusion

The existing single-storey rear extension is a replacement for the former conservatory and occupies exactly the same footprint, width and length as the structure that previously existed.

Although the extension is approximately 3.0 metres high compared with the former conservatory's 2.8-metre height, this modest increase does not result in any significant additional impact.

The extension is also similar in appearance to the former conservatory, with timber-clad walls.

The dimensions of the extension, including its width, length and height, are within the relevant permitted development parameters.

There is therefore no substantive or material difference in the scale, footprint or general character of the development when compared with the former conservatory. The existing extension causes no significant harm to the character or appearance of the property or surrounding area and does not result in unacceptable harm to the amenity of neighbouring properties.

On this basis, it is considered that the retrospective retention of the existing single-storey rear extension is acceptable in planning terms and that planning permission should be granted.



Pre-Existing Conservatory



Existing Sun Room