Expiry: 10/4

Development Management - Delegated Officer Report

Application Number: AWDM/0169/25 Recommendation – Grant

Site: 34 Buci Crescent, Shoreham

Proposal: Rear single and part two storey extension

Date of site visit: 10/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached dwelling on the south side of Buci Crescent. The property is double fronted having been extended at two storey level on the west side. It also has a single storey rear extension with angled side wall and first floor balcony with a conservatory abutting the boundary with No. 32, to the east.

No. 32 has added a two storey rear extension with catslide roof and half hip rear elevation adjacent to the boundary. No. 36 turns the corner and sits at approximately a 45 degree angle to the application property. It has a ground floor conservatory. No. 38 has a two storey flat roofed rear extension.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. It is not in a flood zone.

Planning permission is sought to replace the rear extensions with a part two storey part single storey extension. The extensions are 3.5 metres deep. The two storey element has an eaves height of 5.1 metres, 700mm above the existing eaves height and a shallow double hipped roof with a ridge height of 6.5 metres. The ground floor element maintains the angled side wall and is 2.8 metres in height. No roof terrace is proposed, with the first floor French doors replaced with a window.

Relevant Planning History

SU/148/83/TP - Two-storey extension at side & single-storey extension with balcony at rear. Granted.

Consultations

None.

Representations

None received.

Expiry: 10/4

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 is proposed to the same depth as the extension at No. 32. It is set off the boundary with this property to allow for eaves overhang and guttering. It will not have any significant impact on occupiers at 32.

No. 36, is at an angle to the proposal. The single storey element is nearest to them and the rear garden access on the shared boundary is maintained. The single storey extension will not be harmful.

The two storey element is a minimum of 3.25 metres off the common boundary. This will avoid any overbearing impact or loss of outlook.

Solar drawings submitted show the worst case scenario throughout the seasons. Early mornings are the worst times for shadow and the Autumn, Winter and Spring months show that the extension will have no greater impact on sunlight to the rear of No. 36. In summer some additional morning sunlight will be lost to the northern most part of 36's conservatory only. This level of loss of light is not considered sufficient to warrant a refusal.

Visual amenity

The raised eaves height of the rear extension is unusual and untypical of the general character of these houses. So too however, is the flat roofed rear extension at No. 38 which is also higher than the eaves line and the catslide roof at No. 32. The lower ridge line and low hipped roof reduces the overall impact. In this mixed context the proposal is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

Expiry: 10/4

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No 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 permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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