

Development Management – Delegated Officer Report

Application Number: AWD/1608/25

Recommendation: APPROVE

Site: 64 Crown Road, Shoreham-by-Sea, BN43 6GE

Proposal: Loft conversion with hip to gable and new rear dormer.
Insertion of new front door, changes to fenestration.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 64 Crown Road is located on the east side of the road and is a semi-detached, hipped roof bungalow, with a front bay window and a rooflight on the rear roofslope which serves a bedroom within the existing roofspace. There is an existing rear extension and a detached garage is positioned close to the boundary with no. 66. There is a shared driveway with the neighbour which leads between the properties to the associated rear garages. The entrance door to the property is located on the west side elevation facing its neighbour.

The street is characterized by semi-detached bungalows with a mix of similar designs, some with forward outriggers. Many have extended to the rear, and there are also some roof extensions, generally dormers, but a few have gabled the hips too.

Proposal:

The application seeks permission to:-

- Gable the north hipped roof;
- 1no. obscure glazed window in gable end;
- Provide a rear flat roof dormer (east);
- Provide 2no. rooflight to front roofslope (west);
- Relocate entrance door from side elevation (north) to front elevation (west).

Relevant Planning Applications:

SU/201/89 Room in roof and single storey extension at rear. **Approved 24.10.1989**

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 surroundings.

Visual and Residential Amenity:

The proposed hip to gable will be to the north elevation, which will face the neighbour across the area divided by the shared drive with no. 66, and although there are windows on the side elevation of the neighbouring property, which appear to be a bathroom and a kitchen window, it is not considered that there will be any greater amount of shadowing than currently exists by the presence of the existing roof of no. 64. There will be a new window in this side gable, but it is shown on the plans to be obscure glazed, and a condition on any permission securing this window to be obscure glazed and fixed non-opening below 1.7m measured from the finished floor level.

The rear dormer will protrude from the rear roofslope by some 3.5m, but will not be higher than the existing ridge of the roof. The addition of the rear dormer is not considered to result in any materially greater shadowing than the existing roof onto no 66. It is a larger dormer which will cover most of the rear roof slope. However, being at the rear it will not be particularly prominent. The street is characterised by an assortment of dormers on front, side and rear roof slopes and this proposal will not be out of keeping.

The property to the rear of the application site, no.'s 45 and 47 Hammy Lane, are more than 22m distant, therefore they will not be affected by the new gable or the rear dormer; and this distance will also negate any material overlooking issues from the new first floor windows within the dormer.

Finally, the properties opposite the application site within Crown Road, are more than 25m distant and thereby will not be materially affected by the proposal.

The entrance door being relocated to the front elevation will marry with the adjoining neighbour no. 62, and thereby will not be out of keeping.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Window

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey

Date: 04.03.2026

Authorized by: Peter Barnett

Date: 4 March 2026