

Expiry: 13/8

Development Management - Delegated Officer Report

Application Number: AWD/0752/26

Recommendation – Approve

Site: 11 Adur Avenue, Shoreham

Proposal: Demolition of rear projection and conservatory and erection of single storey flat roof extension.

Date of site visit: 17/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the south side of Adur Avenue. It has been extended into the rear roof and with a rear conservatory. As originally built this property includes a store addition which straddles the boundary with No. 13. It has a shared drive on its east side.

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 associated with it.

Permission is sought to replace the rear conservatory and the applicant's half of the rear store and to replace it with a 5 metre deep extension, flat roofed to 3 metres in height with a centralised domed rooflight. The extension is to be finished in painted render to match the house.

Relevant Planning History

None.

Consultations

Southern Water:

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Rear / side extension build-over/close-to a sewer:

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to

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whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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 extension is to the rear and will not cause any visual harm.

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Residential amenity

The extension will be 1.6 metres deeper than the retained half of the rear store at No. 13.

No. 9 is the other side of the shared drive. It has a rear extension set off the flank wall to maintain access to a rear garage.

The proposal includes a high level east side window with a cill height 1.8 metres off ground level. It will look across the shared drive at the blank flank of the extension at No.9. There is an obscure glazed window in the original flank wall of No. 9. The cill height of the window will ensure no significant overlooking occurs.

No neighbour harm will occur.

Drainage

Southern Water are concerned that the extension may be built over a shared public sewer. Until they understand the details they are not in a position to confirm whether it will be acceptable to them.

This is not a planning matter. A relevant informative is added to the decision.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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 presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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Further prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

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3. Householder SuDS

Case Officer: MOK Date: 21/7

Authorised by: Peter Barnett Date: 22 July 2026