

Development Management – Delegated Officer Report

Application Number: AWD/0128/26

Recommendation: APPROVE

Site: 4 Tarragon Way, Shoreham-by-Sea, BN43 6JG

Proposal: Single storey side extension.

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:

The application site is located on the east side of Tarragon Way and is a two storey detached dwelling, with an existing outbuilding in the rear garden, and has a vehicular crossover to the front together with a parking space for 1no. car. The front amenity space does not have any physical boundary around it and the street reflects this situation also. Thereby it appears as if the frontages are open plan. The property and the estate, appear to be circa 1970's.

On the north side of the dwelling is a wide gap which sides onto the rear gardens of the neighbouring properties within Bergamot Crescent. Its neighbouring property to the south, no. 2, is of a similar design to the application dwelling, and has a similar gap between it and no. 4, which has been filled by a garage within it.

The opposite side of the road, and to the north of the application site, are two storey semi-detached dwellings, also open plan.

The area is characterized by two storey dwellings, predominantly semi-detached

Proposal:

The application seeks permission to:-

- Provide a single storey side (north) extension measuring approx. 3.45m wide at the front and 3.89m wide at the rear x 8.23m long and 3.05m high;
- A tall window will be to the front elevation, and there will be projecting brick detail on this elevation as a design element;

- No windows are shown on the side elevation, and the rear will have full glazed double doors. The return side extension section of the extension, will have a tall window facing onto the rear of the dwelling.

Relevant Planning Applications:

AWDM/0743/14 Single storey front and side extension for dependent relative.

Approved 18.07.2014

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 dwellings and their surroundings.

Visual and Residential Amenity:

The proposal is in the same position as the earlier, unimplemented permission from 2014, it is though as long as the house, but does not come forward of the house or have the pitched roof element of the front section of the dwelling. That earlier approval also had the extension coming up to and including the side boundary with no. 2 Bergamot Crescent, whereas this application shows the extension sitting close to the existing boundary with no. 2 Bergamot Crescent namely being some 15mm, and by having a parapet roof it allows for no external guttering overhanging the neighbouring property.

The design of the proposal is simple and in context with the time frame of the dwelling. There are no windows in the side elevation, and a window in the front elevation will be of a similar size and scale of the entrance door. Other windows include the glazed French doors to the rear, and on the rear return south elevation, also being of the same dimensions as the front window.

There will thereby be no overlooking onto the Bergamot property or overbearing or overshadowing above that that already exists by the existing 2 storey dwellinghouse.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.04.2026

Authorised by: Peter Barnett Date: 9 April 2026