Development Management – Delegated Officer Report

Application Number: AWDM/0871/26 Recommendation: APPROVE

Site: 74 Kingston Lane, Shoreham-By-Sea, West Sussex

Proposal: First floor side/rear extension (Retrospective)

Date of Site Visit: 17th September 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The site is situated on the west side of Kingston Lane and is a 1950's two storey, semi-detached pitched roof house which has existing extensions, including a flat roof single storey rear extension, and a glazed roof lean-to structure. There are also outbuildings within the rear garden area. The former attached side garage has been converted to living accommodation. The front is hard surfaced for the parking of cars.

To the south are the playing fields relating to the Shoreham Academy.
The street scene comprises a mix of dwelling sizes and types i.e. detached, semi-detached; and bungalows, chalets, houses, and flats.

Consent was granted under AWDM/0368/22 for a first floor rear extension. The extension had a half hipped roof and was a first floor extension over the existing flat roof rear extension. The extension is 3 metres in depth and 4 metres wide and set in from the boundary with the attached dwelling.

This permission expired in May 2025 and the current application seeks consent for an identical development. However, work has commenced and at the time of the site visit construction was nearing completion.

Relevant Planning History:

AWDM/0368/22 - First floor rear extension - approved

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The extension has previously been approved and therefore there is not considered to be any reason to resist the proposal as circumstances have not materially changed since the time of the original permission.

Visual amenity

The extension will not be visible from Kingston Lane but will be viewed from the adjacent property, no. 72 and from Shirley Close. The property to the rear is offset to the north and is at a distance of approximately 19 metres. There will be no greater overlooking or impact than the current building.

The design is considered subservient and in keeping in scale and appearance. The materials are to match and the extension is set back and set in from the side boundary and the existing rear ground floor extension.

Residential amenity

The main impact is to the attached dwelling no. 72. There is set in from the boundary and the depth is limited to 3 metres which complies with Development Management Standards, which state that within 1 metre of the boundary with an attached dwelling the extension at first floor should be no deeper than 2 metres. There is a set in here of 2.75 metres.

The extension provides a bathroom and a side window facing the boundary is proposed, this will be obscurely glazed and the condition as previously attached will be replicated here, therefore no overlooking will occur. The extension is not considered to cause harm in terms of loss of privacy, overbearing impact or outlook.

It can be supported as previously permitted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. Obscure glazing
4. 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: Hannah Barker Date: 22nd September 2026

Authorised by: Peter Barnett Date: 22 September 2026