

Development Management - Delegated Officer Report

Application Number: AWDM/0294/26

Recommendation – Approve

Site: 20 East Meadway, Shoreham-by-sea

Proposal: Replacement of the existing bungalow with a 2 storey house

Date of site visit: April 16th 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the north side of East Meadway. The bungalow is unusual with its narrow footprint and mono pitched roof appearance. No. 17 on the opposite side of the road, is a similar property but on a wider plot. The site has an attached store/garage on its east boundary with off street parking for one car on the frontage.

The bungalow extends to within 4.8 metres of the rear boundary. The submitted site plan shows it set off the east boundary by 2.3 metres, apart from the store, and 1.9 metres off the west boundary.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

The site is in Flood Zone 2 and at risk from tidal flooding, but not at significant surface water flood risk.

This is an amended application following a refusal last year. It is proposed to demolish the existing bungalow and build a two storey 3 bed dwelling. The revised design has reduced the ridge and eaves height by 1.1m. The first floor has been reduced in depth to increase the gap between the first floor window and the rear boundary. The ground floor level has been raised by 300mm to account for flood risk.

The dwelling has a narrow, deep form with the main living room and kitchen/diner on the ground floor, plus one bedroom, with two bedrooms on the first floor. It will be 6.8m tall with an 8.6m deep two storey element and, following amendments during the course of the application, a further 7.2m deep single storey element at the rear. External materials are indicated as being light cream brickwork on the ground floor, white vertical at first floor level and a light grey zinc roof.

2 off street parking spaces are shown. An ASHP is shown in the rear garden close to the back of the house.

Relevant Planning History

AWDM/1399/25 - Replacement of the existing bungalow with a 2 storey house – refused for the following reason:

The proposal, by reason of its height and narrowness would be ill-proportioned and out of keeping with neighbouring dwellings in scale and design while its proximity to shared boundaries would result in loss of light, an overbearing effect and overlooking. The proposal would be harmful to visual and neighbour amenities contrary to policy 15 of the Adur Local Plan, Adopted Development Management Standard No. 1 Space Around Dwellings and the National Planning Policy Framework.

ADC/0240/06 - Single-storey extension on east side and enclosure of partially-covered area on west side (Application for certificate of lawfulness for proposed development). Refused

SU/200/05/TP - Demolition of existing dwelling and erection of two-bedroom chalet dwelling. Refused.

Consultations

West Sussex County Council – The Highway Authority has no objection. Should planning consent be granted the applicant will need a drop kerb license from the area highway office to widen the access.

Environmental Health Officer – No objection subject to conditions to control working hours and requiring a CMP

Surface water drainage – no objection subject to conditions

Southern Water – recommend use of SuDS. No soakaways should be connected to the public surface water sewer

Environment Agency – No comments received

Representations

Objection received from the occupier of 29 The Marlinespike:

- Significant overlooking from upper floor
- Overbearing
- Harmful to residential amenity and enjoyment of home
- Application should be refused or amended to reposition or redesign windows, the use of obscure glazing, or further adjustments to the building's height and orientation

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 18, 19, 20, 30, 31, 34, 35 and 36 'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats' Sustainable Energy SPD (August 2019)

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 surrounding area.

Visual amenity

The plot is narrower than its neighbours and the proposed dwelling will have a different proportion to the bungalows on either side. Previously, it would have appeared too tall but the ridge height has been reduced by 1.1m compared to the refused scheme (even with the 300mm increase in ground floor height) and it is now considered to be of a more acceptable scale and form. It would not be excessively taller than No. 22 to the east. The proposed side dormers are small additions which are set back from the frontage and which will appear as a continuation of the roof.

The dwelling will have a contemporary appearance which will contrast with the traditional bungalow form of its neighbours. However, there are examples of modern housing in The Meadway and East Meadway and examples of two storey housing located between bungalows. As a result, this current proposal would not appear out of character.

Residential amenity

The bungalows on either side both have windows along their side elevations facing the site which will be affected by the increased height and bulk of the new dwelling. The plans show that the new house will be wider than the existing bungalow and will bring the building closer to the side boundaries by about 0.9m to the west and 1.3m to the east. A gap of 1m will be retained to each boundary with a separation distance of around 2.8m to each bungalow.

No.18 East Meadway to the west has double opening doors at the side close to the front of the property serving a living room which also gains light from front (south). There are other clear glazed windows further back serving a kitchen and bedroom to the side which will lose some light. However, the bulk of the dwelling reduces to a single storey only at the rear which, together with the reduced height, results in significantly less mass of building than previously proposed and, on balance, the impact on the neighbouring bungalow is considered to be acceptable.

No. 22 to the east has obscure glazed windows and doors to the side and is less affected.

Side windows are to be obscure glazed up to 1.7m above floor height.

At the rear, 29 The Marlinespike is a bungalow with rooms in the roof served by rooflights. The first floor of the proposed dwelling will be 19.5m from the rear of this bungalow which is closer than the usually expected minimum rear window to rear window distance of 22m. The new dwelling has set back the first floor by 2.7m from the previous scheme and, with the lower height and reduction in window size, the impact on the occupiers of No. 29 The Marlinespike is less harmful.

It is acknowledged that there will be greater impact than existing, where unusually there are no rear windows on the site, but consideration needs to be given to the general character and relationship between properties in East Meadway and The Marlinespike. There are many examples of rear dormers and first floor windows facing each other where the separation distance is in some cases less than that now proposed.

At ground floor level, there are proposed patio doors facing the rear at a distance of 6.6m from the rear boundary and 11.8m to the rear patio doors of 29 The Marlinespike. The rear of the house will be 1.9m further from the rear boundary than existing. Nevertheless, with the raised floor level, there is potential for overlooking and the plans have therefore been amended to include a raised planting bed on the rear boundary to include plants which will help to provide a soft screen. Furthermore, the ground floor has been lowered by 300mm (originally a 600mm increase in height above ground level was proposed) which has further helped to reduce the impact on the occupiers to the rear and reduce the risk of overlooking.

On balance, while it is acknowledged that there will be some impact on the amenities of the occupants to the rear, the amendments to the design and scale of the building are considered to successfully reduce the impact to an acceptable degree.

Residential amenity for future occupiers

The dwelling has a floor area of 100sqm which meets the standard for a 3 bed 2 storey house

First floor bedrooms have a head height of 1.7m and meet the space standard.

The rear garden area is 54sqm which falls short of the 85sqm recommended in the Council's DM Standard. However, it is larger than the existing garden and is shown as being laid to lawn, which the existing is not. It is also comparable in size to many others in the area. On balance, the standard of amenity for future occupants is acceptable. PD rights will be removed for future extensions and outbuildings to prevent overdevelopment in the future.

Highways

Two parking spaces are to be provided, and the Highway Officer has not raised an objection.

BNG/Biodiversity

A statement was submitted with the application confirming that it affects less than 25m² of habitat and is therefore exempt under the de minimis exemption.

There are (non-indigenous) lizards on the site and the applicant has agreed to a condition to submit measures for their protection and future habitat prior to commencement.

Sustainability

The plans show PV panels on the roof slopes and an ASHP in the rear garden.

Flood Risk

The site is at flood risk and the house has been designed to raise the ground floor by 0.59m above the existing level so that it is 5.89m AOD and therefore above predicted future flood levels. Flood resilience measures are also proposed within the design.

Future occupants are therefore considered to be safe from flood risk.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Drainage
5. Drainage maintenance
6. CMP
7. Hours of working
8. Obscure glaze side windows up to 1.7m
9. Biodiversity/ecology measures
10. Details of size and noise emissions from ASHP
11. Provide planting bed prior to occupation with details of plants to be agreed
12. Removal of PD for Classes A, B and E

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Highway license

3. Flood risk emergency plan

Case Officer: Peter Barnett

Date: 5 May 2026

Authorised by: Jo Morin

Date: 05.05.2026