Development Management – Delegated Officer Report

Application Number: AWDM/0044/25 Recommendation: APPROVE

Site: 129 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Two storey extension to north elevation

Date of Site Visit: 4th February 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling house with a pitched roof of traditional design, with cat slide roof to the front with dormers. The building is on the north side of Old Fort Road.

Consent is sought for a two storey rear extension with a pitched roof the same height as the existing ridge. The ground floor extension is deeper than the first floor with a lean to roof proposed. Materials are to match existing with brick work and tiles to the main roof, the ground floor lean to roof is shown to be sandtoft roof tiles.

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 (December 2024)
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.

Visual amenity

The extension is to the rear of the building and will therefore not be visible within the street scene. It will only be seen from adjacent, neighbouring dwellings. The extension is not the full width of the rear elevation; it is to the western side. The ground floor extension is 3 metres in depth and the first floor above is 1.8 metres deep. Despite the height of the extension there is limited additional roof bulk and therefore the development is not considered to be overly dominant or out of scale with the host dwelling. The extension is in keeping in design and character in this case.

The materials will match existing other than the ground floor roof which will be sandtoft tiles, as this is to the rear there will be no adverse impact in this case.

Residential amenity

The main properties to be affected by the development are those either side of the site. The neighbouring dwelling to the east is set away from the extension as the proposal is sited on the western side. There is also a tree on the boundary offering some screening. The extension will not give rise to any adverse impact to the amenities of the occupiers of this neighbouring dwelling. No loss of light or overbearing impact will occur due to the siting and scale of the extension. The side door is set away from the boundary so no loss of privacy will occur.

The extension is in line with the side wall of the existing building on the west elevation. However it is set in from the boundary and so is the neighbouring dwelling therefore there is some spacing. Development Management Standards states that rear two storey extensions on a terraced property should not exceed 2 metres in depth. In this case the extension is 1.8 metres and it is not directly adjacent. The ground floor extension is also limited to 3 metres in depth, also complying with such guidance. There are windows on the side elevation of the neighbouring dwelling however these are all obscurely glazed. In terms of loss of light and outlook there would therefore be no justification to refuse such a development in this case.

There is a side, high level window proposed on the west elevation serving the kitchen. The applicant’s agent has agreed to this being obscurely glazed to avoid any unneighbourly impact.

With the relevant safeguarding conditions the proposal can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with sandtoft roof tiles to ground floor roof.
4. No additional windows on the east or west elevation of the extension and the side kitchen window shall be obscurely glazed at all times.

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: 6th February 2025

Authorised by: Peter Barnett Date: 6 February 2025