

Development Management – Delegated Officer Report

Application Number: AWDM/0789/26 **Recommendation:** APPROVE

Site: 9 Mulberry Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed side/rear single storey infill extension

Date of Site Visit: 7th July 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a cul de sac of similar properties. There is a flat roofed garage attached to the side which projects forward of the front elevation of the bungalow.

Consent is sought to construct an infill, single storey extension to the side which projects slightly to the rear creating a wrap around extension. Flat roof design in materials to match. Slightly higher than the garage to the front with proposed roof lights.

The extension will result in a fully revised ground floor layout. The plans also show first floor level development with dormers which are to be built as permitted development as approved under application AWDM/0276/26. The extension allows for a bathroom, games room, utility and extended kitchen, dining room.

Consultations:

Southern Water: - Southern Water has no objections to this proposal.

Surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application to be submitted and approved by Southern Water.

Representations: - None received

Planning History

AWDM/0276/26 - Application for Certificate of Lawfulness for proposed side dormers with front and rear first floor windows - approved

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)

WSSCC 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 behind the garage and although it is slightly higher and roof lights are proposed it will not be clearly visible within the street scene. It is in keeping in scale, design and materials and will not represent overdevelopment, it allows for additional suitable family accommodation.

Residential amenity

The extension is adjacent to the boundary with the neighbouring bungalow. There is a 1.8 metre close boarded boundary fence. There are side windows adjacent however these are limited in light and outlook presently and appear to serve non habitable rooms or are secondary windows.

While there will be some impact on these windows, it is not considered to be sufficiently adverse to warrant refusal. No side windows are proposed and a condition is attached to ensure that this is the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.

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. Southern Water informatives

Case Officer: Hannah Barker

Date: 18th August 2026

Authorised by: Peter Barnett

Date: 19 August 2026