

Development Management – Delegated Officer Report

Application Number: AWDM/0744/26 Recommendation: APPROVE

Site: 81 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: No site visit, agent provided detailed photos with the application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of two storey properties of various design and appearance. There is an existing single storey flat roof extension and small lean to utility. These are to be partly removed and a single storey extension with flat roof is proposed the same depth as existing, 4 metres but wider, closer to the boundary with no. 79 to the east. The extension has a roof lantern and is to be completed with render and brick to match existing.

The extension will provide a living, dining space and the utility will be relocated into the original floor space.

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.

Visual amenity

The extension is to the rear and is therefore not visible within the street scene. An extension of limited scale and height subservient to the main dwelling and in keeping in finish.

Residential amenity

The main properties to be affected are those either side of the site. To the west is an alley which adds separation between the buildings. This elevation will remain as existing, the same depth and position with a side opening. To the east the extension will be closer to the boundary. This neighbouring property has a rear extension with side window. The extension will be closer to this and may remove some light and outlook. However, in this case, on balance the view is taken that there is currently limited light and outlook here due to the impact of the existing building and extension. There is also likely to be rear aspect to the affected room. The extension at 4 metres in depth will comply with Development Management Standards. No significant loss of light or overbearing impact will occur in this case. A condition is attached to ensure that no openings are added on this elevation to ensure there is no loss of privacy in this 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 east elevation of the extension.

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: 17th August 2026

Authorised by: Peter Barnett

Date: 19 August 2026