Expiry: 16/7

Development Management - Delegated Officer Report

Application Number: AWDM/0616/25 Recommendation – Grant

Site: 8 and 10 Buci Crescent, Shoreham

Proposal: Joint application to provide single storey extensions to both No. 8 and No. 10 Buci Crescent

Date of site visit: 11/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a pair of hipped roof two storey houses on the south side of Buci Crescent close to the junction with Stoney Lane. Both properties have shared driveways with their neighbours (6 and 12) with garages at the head and both have single storey rear extensions.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to add 6 metre deep rear extensions to both properties removing the existing extensions and detached garages. The extensions re 3 metres to flat roof with expressed roflights. They are to be rendered and painted to match the existing houses.

Relevant Planning History

No. 8

AWDM/1662/21 - Construction of part single storey/part two storey rear extension. Granted

Consultations

Health: Precautionary contamination condition recommended.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Adopted Supplementary Planning Guidance' comprising:
Development Management Standard No.1 'Space Around New Dwellings and Flats" and

Expiry: 16/7

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 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 dwelling and its surroundings.

Residential amenity

Both properties share drives with their neighbours at Nos. 6 and 12 Buci Crescent and both these properties have single storey rear extensions.

The garages on site are to be demolished to make way for the extensions, moving development away from the shared boundaries.

No side windows are proposed in the extensions. Existing windows in the original side walls are to be replaced, enlarged and a door added in the case of No. 10. These will not increase overlooking.

The extensions will not be harmful to neighbour amenity.

Visual amenity

The extensions are to the rear and typical of a domestic setting.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows
5. The extensions and alterations hereby approved shall be carried out as a single development to be completed in its entirety at both properties (8 and 10 Buci Crescent) within one month of each other and they shall not be implemented as separate, individual developments.

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

Expiry: 16/7

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:	MOK	Date: 18/6
Authorised by:	Peter Barnett	Date: 18 June 2025