Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0656/25 **Recommendation – APPROVE**

Site: **55 Hawkins Road, Shoreham-by-Sea, BN43 6TH**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and height of eaves of the extension 2.77m (existing conservatory removed).**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the east side of Hawkins Road in Shoreham and is a hipped roof, semi-detached bungalow within a forward outrigger.

The bungalow has an existing small rear conservatory type extension and a rear detached garage.

Many of the bungalows within the street have rear extensions many of them are quite large, for example no. 57.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes:-

- Remove existing conservatory.
- Single storey rear extension measuring in total 5.5m from rear elevation of original dwellinghouse, 5.24m wide x 3.5m high

Expiry Date:

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposal will be to remove the existing small rear extension and replace with a larger 5.5m long extension, with a height of 3.5m

The proposal will be to the north of no. 57 and there will be little effect on that property due to the orientation of the sun together with existing garage at no. 55 being close to the boundary, and finally due to the fact that no. 57 has a large rear extension plus a long extension close to the boundary with the application site.

The neighbour to the north (no. 53) does not appear to have a window directly facing the proposed extension and there are no windows proposed to the side elevation.

The property to the rear of the extension, is considered to be of a sufficient distance so as not to be materially affected by the proposal.

The fenestration changes along the south elevation are acceptable.

Recommendation

No objection
Prior Approval is not required

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

Expiry Date:

Case Officer: Eve Hearsey Date: 04.07.2025

Authorised by: Date: