

Expiry: 10/9

Development Management - Delegated Officer Report

Application Number: AWD/0838/26

Recommendation – Approve

Site: 4 Buci Crescent, Shoreham

Proposal: Demolition of existing garage and extension to form new rear extension.

Date of site visit: 12/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey dwelling with double storey gabled front projection on the south side of Buci Crescent close to its junction with Stoney Lane. It is a rendered and painted property with brick detailing. It has a driveway and detached rear garage on its east side. To the east, No. 2, is a detached bungalow on higher ground. No. 6 has a single storey rear extension. The existing garage is also on the boundary with 10 Stoney Lane and the rear garden extends further along the rear garden boundaries of 12 and 14 Stoney Lane.

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 associated flood risk.

Permission is sought to remove the existing rear extension and detached rear garage and to replace them with a 6.3 metre deep rear extension which also extends beyond the flank wall by 916mm. It is flat roofed to 2.9 metres in height. Painted render is proposed.

Relevant Planning History

None.

Consultations

Highways:

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is located on Buci Crescent, a D classified Road subject to 30mph speed restrictions. From observation of data collected over a 5-year period supplied by Sussex Police, there appear to have been no highways collisions within proximity of the property to flag an existing concern with the operation of the highway network at this point.

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The garage as it exists appears substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Furthermore, owing to siting of the garage in relation to the property and access, an average size vehicle may struggle to safely navigate alongside the dwelling to make use of it. The garage is positioned at an angle to the driveway. Therefore, this existing garage space does not count toward the current overall parking provision. Currently there is frontage parking at the property for a minimum of 1 vehicle, and this same provision is proposed to be retained to serve the dwelling.

The proposed additional floor space does not result in additional bedrooms being generated at the property and thus would not impact on the required parking provision. The current number of bedrooms within the property is unknown and therefore the parking demand that the property currently requires cannot be established.

The proposal however, would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site over that which is already occurring.

Parking sufficient to serve a minimum of one vehicle is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal. Bus services are in operation within the adjoining road network and Southwick railway station is located a 5minute bicycle journey from the site. There are opportunities therefore, for more sustainable methods of transport to reduce the reliance on the use of a car.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Southern Water:

Application for connection required. Sewers aren't mapped so SW to be notified prior to demolition. Surface water to be disposed of in accordance with H3 of B Regs. Contact SW.

Representations

8 neighbours notified. One response from 10 Stoney Lane. No objection but concern raised regarding demolition of the garage which includes asbestos.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (August 2026)

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.

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Visual amenity

The extension is largely to the rear. The 916mm projection beyond the flank wall will not be obvious in the streetscene as it is set back from the pavement edge by nearly 10 metres and the site is on lower ground to the road. A matching painted render finish is proposed.

The extension is further from the east boundaries than the existing pitched roof garage to be removed. It will be no more imposing to neighbours.

Residential amenity

No. 6 has a similar depth extension up to the common boundary as the one to be removed on site. The additional depth proposed is no greater than 3.5 metres beyond No. 6.

No. 2 is a bungalow on higher ground and set off the common boundary by more than 2 metres. There is a high boundary fence where the new side window is proposed.

No significant neighbour impact is anticipated.

Highways

The loss of the garage will not result in any worsening of local parking. The existing garage is too narrow in itself and the driveway access also too narrow to allow car access. The garden itself is deep and there is plenty of scope to provide compensatory storage within it.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows

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. SuDS drainage
3. SW connection

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4. Notify SW on demolition
5. Health and Safety re: asbestos

Case Officer: MOK

Date: 25/8

Authorised by: Peter Barnett

Date: 26 August 2026