

Development Management – Delegated Officer Report

Application Number: AWDM/0263/26 **Recommendation:** APPROVE

Site: 310 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 16th April 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling on the north side of Upper Shoreham Road, within a street of similar properties. There is an existing lean to conservatory extension adjacent to the boundary and a rendered and tiled extension adjacent with a connected side projection. These existing additions are to be removed and a single storey flat roof extension proposed with roof lanterns built in brick with a parapet wall to the front. The extension is the width of the main house and 4.9 metres in depth.

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 (December 2024)

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 of the dwelling and is not visible within the street scene, it is in keeping in design and scale. It will replace the existing extensions and will extend beyond existing by 2.9 metres. There are other examples surrounding the site of rear extensions and alterations to properties, although the use of brick will not match existing it will provide an upgraded feature which will complement the existing building.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a similar lean to extension at the same depth. The proposed extension is to be up to the boundary 4.9 metres in depth. It will extend 2.9 metres beyond the rear of the neighbouring extension. This is acceptable in this case and is not considered to result in any loss of light or overbearing impact. Development Management Standard no. 2 states that a single storey extension cannot be greater than 3.5 metres beyond rear of the neighbouring property. In this case at 2.9 metres this is acceptable and can be supported.

To the west there is a neighbouring dwelling separated by a gap between the properties. There is a garage on the boundary, and spacing at the application site. The extension will not result in any loss of light or overbearing impact to this adjacent property. There are no side windows proposed to the extension and a condition will be attached to ensure that this will remain the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials, brick as shown on the approved drawings.
4. No additional windows on the east and west.

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: 20th April 2026

Authorised by: Peter Barnett

Date: 21 April 2026