

Development Management – Delegated Officer Report

Application Number: AWDM/1515/25 **Recommendation:** APPROVE

Site: 167 Middle Road, Shoreham-By-Sea, West Sussex

Proposal: Replacement front porch and single storey extension.

Date of Site Visit: 10th February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling house within a street of similar properties which vary in character, age and appearance, many of which have been extended and altered over time.

A public footpath runs to the side of the site. There is a driveway and dropped kerb to the front and lean to porch extension.

The original plans showed the existing porch extended to the side to wrap around to a side extension all with half hipped roof. Officers considered the wrap around design to be prominent within the street scene and out of keeping and that the side extension could be supported if disconnected from the porch to give some relief to the front, projecting elevation.

Amended plans have been received which show the porch to the front with a hipped roof to replace the lean to and alterations to the glazing. A side extension is proposed the full depth of the main house. The roof is half hipped with cladding to the front and rear and brick and tiles to match existing. Roof lights are shown.

Representations: - None received

Consultations

None

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 changes to the porch and the side extension will be clearly visible within the street scene. However as amended these will be subservient to the main dwelling and in keeping with the street scene. The development will not be dominant when viewed within the surrounding built environment due to the set back and disconnection between the extensions. The cladding to the front will bring visual interests whilst still respecting the character of the house within the street.

Residential amenity

The side extension is adjacent to the boundary with the public footpath to the side of the property. It will therefore not result in any loss of light or overbearing impact in this case. The extensions will be visible from neighbouring properties however no adverse impact will occur. The front porch is no deeper than existing the additional glazing to the sides will look onto the neighbouring property frontages and these are not in close proximity to the property boundaries.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing to include brick and tiles and cladding as shown on the approved plans.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 9th June 2026

Authorised by: Peter Barnett

Date: 9 June 2026