

192 - Upper Shoreham Road (310), Shoreham-by-Sea BN43 6BA

192.DAS.02a - Design & Access Statement

February 2026



Image 01 – 310 Upper Shoreham Road, Shoreham-by-Sea

Introduction

This statement relates to a Planning Application to extend and adapt a semi-detached house in Shoreham-by-Sea.

The application site is not in a Conservation area and the building is not listed.

Planning Permission was granted in 2025 for single storey side and rear extensions (AWDM/0367/25). The applicants now seek permission for a larger single storey rear extension and no side extension.

Site Context

The site is located in Shoreham-by-Sea on the northern side of Upper Shoreham Road.

Number 310 Upper Shoreham Road is a semi-detached house set back from the pavement by c. 12m. It has a front porch and attached garage on its western side. At its rear are various single storey elements, including an external store and disused WC that are assumed to be original, and an adjacent conservatory sited against the boundary with number 308 that is deemed to be non-original.

The surrounding area is residential with a mixture of detached and semi-detached properties that feature brickwork, render and tile-hanging to external walls, tiles to pitched roofs and felt to flat roofs.

Planning History

29.04.25 – AWDM/0367/25

Householder Planning Permission for proposed single storey side and rear extensions.

Use

The application site contains a dwelling house in Planning Use Class C3 and will remain so.

Proposals

The revised proposals are for a new larger single storey rear extension featuring a flat roof with parapet and lantern rooflights. No single storey side extension is proposed.

The larger rear extension will project 4950mm from the rear wall of the house. i.e. 1445mm more than the approved 2025 application, and across the full width of the main part of the house. The proposed extension's footprint will be 31.6m², as opposed to 25.6m² of the 2025 application, i.e. 6m² more extension.

The new extension will contain a new relocated kitchen and associated spaces for dining, sitting, entertaining, etc. The kitchen has a window and large glazed bi-fold doors opening out into the rear garden. Two lantern rooflights are proposed to provide natural light from above.

Over 27m+ of garden would remain from the new rear extension that provides opportunities for both daylighting and outlook, thus comfortably complying with the relevant part of 2.4 of the Local Authority's *'Development Management Standard No. 2 – Extensions and Alterations to Dwellings'* guidance document. As the proposed extension is not clearly visible from the road, its flat roof complies with 3.6 of the same document.

To facilitate its construction demolition of part of the existing kitchen, a discussed WC, and a non-original conservatory is required.

Instead of also extending sideways, a new utility room and WC will be created within the existing house.

Whilst the extension cannot be built as Permitted Development due to the presence of the existing original single storey rear projection that will be demolished to enable construction, the extension was originally designed with PD restrictions in mind, e.g. the extent of the extension, its height, external materiality, etc.

The proposals now consist of a single storey rear extension (31.6m²). To facilitate its construction, 19.2m² of demolition (original and non-original) is required. Therefore, 12.4m² of additional space within the garden is proposed to be built upon within a 580.4m² site.

The proposals do not appear to have a detrimental or adverse effect on the privacy, daylight or outlook of any neighbour.

Access

Existing

The site is currently accessed via a driveway leading directly from the north side of Upper Shoreham Road. External side access to the rear garden is available along the western side of the house.

Access into the house is primarily via the front door within the porch, with additional access at both the side and rear of the ground floor plan.

Proposed

Access into the site will remain as existing, with access into the house primarily via the existing porch and front door. External side access will remain as existing, with secondary access into the house via new glazed doors within the proposed rear extension and a single door into the new Utility Room

Amount

Existing

- | | |
|---------------------|---------------------|
| • Site area: | 580.4m ² |
| • Ground Floor GIA: | 66.0m ² |
| • First Floor GIA: | 48.9m ² |
| • Second Floor GIA: | 21.7m ² |
| • Total GIA: | 136.6m ² |

Proposed

- | | |
|-------------------------------|---|
| • Ground Floor GIA: | 80.3m ² (previously 79.7m ²) |
| • Total GIA: | 150.9m ² (150.3m ²) |
| • GIA increase: | 14.3m ² (13.7m ²) |
| • Percentage increase in GIA: | 10.5% (10.0%) |

Layout

Please see the following accompanying drawings for existing and proposed internal layouts and site plan:

- *192.EX.01 - Existing Plans*
- *192.EX.02 - Existing Elevations and Section A-A*
- *192.PL.03 - Proposed Plans*
- *192.PL.04 - Proposed Elevations and Sections*

Scale

The scale of the proposals is considered relatively minimal. For instance, the overall gross internal area increases by 14.3m², i.e. 10.5%.

Appearance

The proposed extensions are considered to be in-keeping with the appearance, scale, design and character of both the existing dwelling and the street scene in general, and do not over-dominate the house or clash with its appearance.

Consequently, they appear to comply with 2.5 and 2.6 of the Local Authority's '*Development Management Standard No. 2 – Extensions and Alterations to Dwellings*'.

Form

The proposed extension features face brickwork to external walls, as found at lower levels on the original house, with soldier courses above structural openings, parapets and flat roofs. The rear extension features two lantern rooflights, glazed bi-fold doors and a window.

Materiality

The proposed extensions will be mostly constructed with external materials that are present on the original building, e.g. face brickwork external walls.

Existing Site Images



Image 02 – Front elevation of 310 Upper Shoreham Road taken from its front driveway.



Image 03 – Rear elevation of 310 Upper Shoreham Road taken from its rear garden.



Image 04 – Rear conservatory proposed to be removed.



Image 05 – Single storey original elements consisting of Kitchen, WC (disused) and external store proposed to be removed.

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Image 06 – Single storey side bay window proposed to be removed.

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Image 07 – Single storey external store proposed to be removed.