

Development Management – Delegated Officer Report

Application Number: AWDM/0036/26 **Recommendation:** APPROVE

Site: 398 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 10th February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey property on the north side of Upper Shoreham Road. There is an existing lean to, single storey extension to the rear. This is to be removed and a gabled roof rear extension is proposed of contemporary design and materials. It is a maximum depth of 5.5 metres adjacent to the boundary with the attached dwelling stepping in to 4.2 metres on the west side. This is to allow space between the existing detached garage and the new extension for a side gate and access to the driveway. The extension will provide a large, open plan kitchen/living space.

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 property and is therefore not visible within the street scene. It is in keeping in scale with the existing dwelling, the contemporary design and use of materials will have no adverse impact upon the character and appearance of the existing dwelling or street scene.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the east has a rear extension, the proposed extension will project 3 metres beyond this. This complies with Development Management Standards which states that extensions should be limited to 3.5 metres beyond the rear of adjacent dwellings if attached or within 1 metre. There will be no loss of light, privacy or overbearing impact in this case. There are roof lights on this side however there will not result in any direct overlooking.

To the west there is spacing between the properties, the garage is adjacent to the boundary and a neighbouring garage also exists. There are side windows adjacent as existing, these are obscurely glazed. There are side windows proposed in this case and these are high level, there are roof lights on this side also. There will not be overlooking in this case to a degree that would warrant a refusal. The existing extension has a side window facing the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans.
4. No additional windows on the east and west elevation of the extension.

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: 16th February 2026

Authorised by: Peter Barnett

Date: 16 February 2026