Expiry: 1/4

Development Management - Delegated Officer Report

Application Number: AWDM/0119/25 Recommendation – Grant

Site: 10 Adur Avenue, Shoreham

Proposal: Retention of a single storey rear extension, rear dormer extension and 2no. roof lights.

Date of site visit: 5/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the north side of Adur Avenue. The house has an original gabled roof and is rendered and painted with brick ground floor frontage. It shares a drive with No. 8, to the east, and both properties have paired garages beyond their rear walls.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. There is no known flood risk associated with this site.

Permission is sought to retain a rear dormer, two front rooflights and a single storey rear extension. The rear extension is 3.8 metres in depth. It has a mock crown roof with a roof light behind the crown. It is 2.4 metres high to eaves and a maximum 3.5 metres in height. The dormer is clad in matching roof tiles. The rear extension is clad in light grey composite weatherboard. It includes a side clear gazed kitchen window.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Residential amenity

Both Neighbours have ground floor rear extensions. No.12's is less than 1 metre less deep than at the application site. No. 8's is the other side of the shared drive. No.8's extension does not include a side window. There is an obscurely glazed ground floor window in the original side wall of No. 8

The ground floor extension is not harmful to neighbour amenity.

No. 8 and many other houses have large rear dormers. No. 12 does not but does have front and rear rooflights. The roof extension is not harmful to neighbour amenity and is otherwise permitted development.

Visual amenity

The roof extension is to the rear and similar to others added to nearby houses.

The use of coloured weatherboarding for the ground floor extension is acceptable in this case as it is at the rear of the property and not readily visible from the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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.

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Case Officer:	MOK	Date: 5/3/25
Authorised by:	Peter Barnett	Date: 5 March 2025