Development Management - Delegated Officer Report

Application Number: AWDM/0784/25 Recommendation – Prior Approval required and granted

Site: 14 Colvill Avenue, Shoreham

Proposal: Householder application for permitted development for prior approval for single storey pitched roof rear extension measuring 7m from rear wall of the original dwelling, maximum height 3.95m and height of eaves of the extension 2.6m

Date of site visit: 28/7/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached pitched roof bungalow on the east side of Colvill Avenue. The property has a small rear extension closest to the northern boundary.

An application for whether Prior Approval is required has been made for a single-storey rear extension. Only a Block Plan has been submitted indicating that the proposed extension would extend across the full width of the rear elevation (replacing the existing extension). As originally submitted it would be 8m deep and a maximum 3.05m high with an eaves height of 2.6m. Materials would match existing and the height of the eaves would not be any higher than the existing.

Relevant Planning History

None.

Consultations

None.

Representations

Objection received from the occupier of 15 Colvill Avenue:

Roof height will be unduly dominant and overbearing visual mass due to its close proximity to boundary which will impinge upon enjoyment of garden. Proposed wall along the boundary will create an unacceptable sense of enclosure and along with the roof height will create an overwhelming and oppressive structure and will result in a "canyon" effect along the boundary. The proposed development will cause significant harm to residential amenity.

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)

Planning Assessment

Under the provisions of the GPDO 2015 (As Amended) where any owner of any adjoining premises objects to the proposed development the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of adjoining premises.

An objection was received therefore an assessment of amenity impacts has been made. The key consideration is the impact on the residential amenities of the adjoining residential properties Nos.13 and 15 Covill Avenue.

13 Colvill Avenue

No. 13 is a detached bungalow which sits to the north of the site. It has a flat roofed extension at the rear and large south side dormer. The rear extension is approximately 3.3m deep and contains patio doors and windows on either side of the doors. There is a low boundary fence and clear views are possible into each other's gardens. At 8m the proposed extension would extend approximately 4.5m beyond the rear of the extension at No. 13 and it was considered that this would have been likely to have caused a loss of light and outlook, particularly with the extension positioned to the south of No. 13.

Amended plans have been received reducing the depth of the extension to 7m, resulting in a 3.5m projection beyond the rear of the neighbouring extension which complies with the Council's DM Standard.

No. 15 Colvill Avenue

No. 15 is a detached bungalow with a pitched roof rear extension closest to the boundary with No. 14 and a rear conservatory projecting beyond the south side of the extension. No. 15 also sit further back into the plot than No.14.

The proposed extension at 8m would have projected approximately 3m beyond the rear wall of the extension at No. 15 and would have been unlikely to have caused significant harm. However, as the extension has been reduced by 1m, the impact on No. 15 is further reduced. There is a window and door in the side wall of No. 15 and the extension will have some impact on light and outlook to those openings. The window is believed to serve a toilet. The side door is a secondary opening to a kitchen and there are glass door openings in the rear elevation of that room which will continue to gain light from the east while the room also obtains light from the conservatory to the south. The extension is to the north and sunlight will not be affected.

On balance, and with the 1m reduction in depth, it is not considered that the extension will cause unacceptable harm to the amenities of the occupiers of No.15.

Recommendation

Prior approval is required and granted, subject to conditions:

1. Approved Plans
2. No windows in side walls

Is recommendation contrary to letter(s) of representation? Y

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: Peter Barnett Date: 28 July 2025

Authorised by: Louise Prew Date: 28/07/2025