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Development Management - Delegated Officer Report

Application Number: AWDM/1577/24 Recommendation – Grant

Site: 10 The Drive, Shoreham

Proposal: Single storey rear extension.

Date of site visit: 11/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an attractive inter war two storey house on the east side of The Drive. It has an angled ground floor front bay with tiled roof which extends in front of an open canopy to the front door. To the north is a detached bungalow and to the south No. 8 is a detached house which sits forward of the site and is angled at 45 degrees to the boundary.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The site is not at any known risk of flooding.

It is proposed to partly remove a single storey addition and to erect a single storey rear extension 4 metres deep on the north side and 2.9 metres deep on the south side as it extends off the remaining existing addition, a utility room. It has a mono pitched roof with an eaves height of 2.4 metres and a maximum ridge height of 4 metres. Matching materials are proposed.

Relevant Planning History

AWDM/1534/24 - Application for a Lawful Development Certificate for a Proposed Rooms in roof consisting of hip to gables to front and rear with rear Juliet balcony, dormer to south and roof lights to north elevations. Pending

AWDM/1726/15 – Part single and part two storey front and side extension. Granted

AWDM/0227/15 - Part single and part two-storey front and side extensions. Rooms in roof with half-hipped gable to north side elevation and rear dormer. Refused.

Consultations

None undertaken.

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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)

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

The rear building line of No. 12, to the north, largely follows that of the application site. Both properties sit off the shared boundary by approximately 1 metre. The 4 metre deep extension will have no significant impact on occupiers at No. 12.

No. 8 sits approximately 4 metres closer to the road than the application site. The proposed extension is set in from the utility room addition by 900mm. Consequently, no significant impact on No. 8 will occur.

Visual amenity

The extension is to the rear and domestic in scale.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows in side elevations 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

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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:	MOK	Date: 11/2/25
Authorised by:	Peter Barnett	Date: 12 February 2025