

Expiry: 9/6

Development Management - Delegated Officer Report

Application Number: AWD/0457/26

Recommendation – Approve

Site: 19 Adur Avenue, Shoreham

Proposal: Single-storey rear extension.

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the south side of Adur Avenue. On its east side it shares a driveway with No. 17 and both have garages at the end of the drive.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is Flood zone 1 and at no known surface water flood risk.

Permission is sought to replace the rear addition and conservatory with a rear extension measuring 5 metres in depth and 3.3 metres in height to flat roof. It will abut the front wall of the garage on site.

Relevant Planning History

AWD/0458/26 - Application for Certificate of Lawfulness for proposed rear dormer and front-facing rooflights. Pending

Consultations

None.

Representations

0

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

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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.

Visual amenity

The extension is to the rear and will not be visible from the road.

Residential amenity

No. 21, to the east has a rear extension. The drawings show that the proposal will extend 800mm beyond it and will be 450mm higher. No. 17, the other side of the drive also has a rear extension.

It will not be harmful to either neighbour.

Recommendation

APPROVE

Subject to Conditions:-

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

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

1. 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.
2. SuDS Drainage

Case Officer: MOK

Date: 2/6

Authorised by: Peter Barnett

Date: 2 June 2026