Development Management – Delegated Officer Report

Application Number: AWDM/1319/25 Recommendation: APPROVE

Site: 27 The Drive, Shoreham-by-Sea, BN43 5GB

Proposal: New flat roof to existing extension with new rooflights and fenestration.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling with a hipped roof and a front hipped roof over a two storey semi-circular bay down the centre point and a smaller semi-circular bay window to the side of the main bay. The dwelling is colour washed white and has a brick plinth. The dwelling is higher than the highway, and has a paved parking area on the front amenity area, and there is an existing vehicular crossover. There is a garage to the side of the dwelling abutting the boundary with no. 29, which looks too narrow to allow a car to enter.

The street rises to the north and the scene comprises predominantly two storey semi-detached dwellings although there are some bungalows groups within the street also. Many of the dwellings have been extended in some form including dormers.

Proposal:

The application seeks permission to:-

- Change roof covering of existing rear conservatory to flat roof;
- Install 1no. roof lantern within new flat roof;
- New rooflight within flat roof of existing side extension
- New fenestration to the rear of the existing extensions.

Relevant Planning Applications:
ADC/0487/06 Single storey side/rear extension (including replacement garage) first floor side/rear extension and rear conservatory. **Approved 06.02.2007**

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance:

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

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The proposed changes will be to the rear of the dwelling and thereby will not be viewed from the front. The new roof will be flat and slightly higher than existing. The proposed roof lantern will stand proud of the flat roof but will not be visible from the street. The increased height will not harm the amenities of the attached property, which has its own rear extension to a similar depth.

The replacement rear windows will be larger glazed doors and will not affect the neighbours to the rear or side as largely they will be internal features within the curtilage of the property.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.12.2025

Authorised by: Peter Barnett Date: 4 December 2025