

Development Management - Delegated Officer Report

Application Number: AWDM/0790/26

Recommendation – Approve

Site: 9 Fowey Close, Shoreham

Proposal: Proposed enlargement of existing front-facing dormer, replacement and enlargement of rear-facing dormer, first floor rear extension and demolition of conservatory.

Date of site visit: 12/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached chalet bungalow at the head of the cul de sac off Old Fort Road. The property as built has a steeply pitched gabled roof with a modest flat roofed front dormer which straddles the boundary and is repeated at No.10. Nos. 11 and 12 are the same. It also has a small rear dormer. At rear ground floor is a flat roofed extension and there is a side conservatory lean to. The site itself has a large splayed rear garden with a detached garage on the boundary with No. 8.

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

Permission is sought to remove the side conservatory and to build a flat roofed first floor extension over the eastern half of the rear extension. A large rear dormer is proposed in the remainder of the rear roofslope. The front dormer is to be widened. The roof of the existing rear ground floor extension is to be upgraded and a domed rooflight added.

Relevant Planning History

SU/255/01/TP – single storey rear extension. Granted.

Consultations

None.

Representations

23 neighbours notified. No response received.

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 (August 2026)

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 front dormer extension widens an existing dormer at the same height and with the same fenestration details. It is set well inside the gable wall. It will unbalance the original pairing but not to such an extent that significant harm would result. There are larger bulkier front dormers in the Close. The rooflights do not need planning permission.

Ordinarily a first floor flat roofed rear extension would not be acceptable as such development is contrary to DM2 and policy 15. However, on this untypically spacious splayed plot at the end of the cul de sac it will not be visible in the street and is set well away from neighbouring boundaries. In these particular circumstances it is considered acceptable. The applicant has referred to a 2024 permission for a similar first floor rear extension at 5 Falcon Close (AWDM/1255/24 refers).

The large rear dormer in the remaining roof is not dissimilar to one approved and built at No.6.

Vertical Marley cedar black cladding is proposed for all roof works. There is a mix of materials at roof level in the area. The cladding is acceptable.

Residential amenity

The front and rear dormers will not impact neighbours.

The first floor rear extension is well removed from either side neighbours. It is 16 metres from the back garden boundary and more than 30 metres back to back with the house behind. No new gable windows are proposed.

The new roof to the ground floor will not increase the overall height to more than 3 metres on the shared boundary.

No significant harm will result.

Flood Risk

The EA's Householder flood risk form has been completed. Finished floor levels will be no lower than existing and sockets will be raised. A soakaway is proposed for all new surface water drainage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
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. Householder SuDS

Case Officer:

MOK

Date: 28/8

Authorised by:

Date: