# Development Management - Delegated Officer Report

**Application Number: AWDM/1227/25 Recommendation – APPROVE**

**Site: 271 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BB**

**Proposal: Application for Lawful Development Certificate for an Proposed garage conversion.**

**Date of site visit:** N/A Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

No. 271 Upper Shoreham Road Close is a semi-detached dwelling situated on the south side of the road. The property has a two storey, flat roof side extension the ground floor of which contains an integral garage, a utility room and a dining room, which has been extended with a conservatory.

The street is residential in nature and comprises predominantly two storey dwellinghouses.

The property is not Listed Building, nor is it within a Conservation Area.

**Relevant Planning History:**

**SU/405/78** Garage, bathroom and bedroom (two storey) to west elevation.
**Approved 31.10.1978** (no restrictive conditions to prevent conversion of garage)

**Proposal:**

A Certificate of Lawfulness is sought for:-

- Conversion of the existing integral garage to a bedroom and shower room.

**Planning Assessment**

***Principle***

The proposal will be viewed against the criteria of permitted development as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

***Consideration***

**Schedule 2 - Permitted development rights**

**Part 1 - Development within the curtilage of a dwellinghouse.**

**Class A – enlargement, improvement or other alteration of a dwellinghouse**

**Permitted Development**

**A. The enlargement, improvement or other alteration of a dwellinghouse.**

**Development not permitted**

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

**Analysis:** Does not apply

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

**Analysis:** Does not apply

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

**Analysis:** The part being altered is an integral part of the existing dwellinghouse.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

**Analysis:** Does not apply as internal room in dwellinghouse. The external glazed doors will be below the existing eaves of the dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

**Analysis:** Does not apply

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

**Analysis:** Does not apply

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific

interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

**Analysis:** Does not apply as apply for a conversion of an integral part of the dwellinghouse.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

**Analysis:** Does not apply

(i)the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

**Analysis:** Does not apply

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

**Analysis:** Does not apply

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

**Analysis:** Does not apply

(k) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform,
(ii) the installation, alteration or replacement of a microwave antenna,
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(iv) an alteration to any part of the roof of the dwellinghouse.; or

**Analysis:** Does not apply as application is for a conversion of an existing use

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

**Analysis:** Does not apply

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

**Analysis:** Not on article 2(3) land

Conditions
A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**Analysis:** The plans are notated to state that the facing brickwork & mortar will match the existing

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

**Analysis:** No upper floor as conversion of ground floor section of dwellinghouse

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

**Analysis:** Does not apply as relates to conversion of ground floor section of dwellinghouse.

**Recommendation**

Issue a Certificate of Lawfulness as the proposal is permitted development under Class A, within Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

**Reason for Recommendation**

The proposal constitutes ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Schedule 2 , Part 1, Class A of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: Eve Hearsey Date: 21.11.2025

Authorised by: Peter Barnett Date: 25 November 2025