Expiry:18/12

Development Management - Delegated Officer Report

Application Number: AWDM/1343/25 Recommendation – Approve

Site: 9 Erringham Road, Shoreham

Proposal: Single storey timber summerhouse in rear garden.

Date of site visit: 21/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house on the west side of Erringham Road one up from the junction with Adur Avenue.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and there is no known flood risk associated with it. Land slopes up from the south.

Permission is sought to erect a garden building in the south west corner of the site. It has a footprint measuring 5.045 metres by 3.945 and a maximum height of 3.242, eaves 2 metres. It is to be timber clad with a cedar shingle roof.

Relevant Planning History

None.

Consultations

None.

Representations

None 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 (December 2024)

Planning Assessment

Principle

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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

No. 2a Adur Avenue, to the south, has garden outbuildings on the boundary. No. 2 Adur Avenue, to the west has its garage nearest the common boundary. No neighbour harm will occur.

Visual amenity

The apex of the roof only may be visible from Adur Avenue. No visual harm will result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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 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: 21/11
Authorised by:	Peter Barnett	Date: 24 November 2025