

Development Management – Delegated Officer Report

Application Number: AWDM/0157/26 Recommendation: APPROVE

Site: 154 Downside, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey extension and loft conversion including hip to gable extensions, rear dormer, front rooflight and side window.

Date of Site Visit: 16th April 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, hipped roof bungalow on the north side of Downside. There is a single garage attached to the side, ground level increases from the front to the rear of the site.

Consent is sought to add a hip to gable extension to each side with a flat roof rear dormer and roof light to the front. A single storey, flat roof rear extension is also proposed this is shown on the plans to replace a conservatory but at the time of making the site visit this had been removed. The extension is set in slightly from the west side of the bungalow and is 3.5 metres in depth. The extension is to be rendered, notwithstanding the submitted drawing the side gables and rear dormer are to be clad with black Marley Cedral cladding. The plans also show a side gable window on the east side serving the landing and a front roof light. There is also a roof lantern in the extension. The loft conversion and extension will provide two further bedrooms and a bathroom.

Consultations

None

Representations:- None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Within the street, bungalows have been extended and altered with many hip to gable extensions and front and rear dormers visible. There are also examples of cladding used to dormers and gables as well as traditional materials to match.

The proposed roof conversion with side gables and rear dormer will not be out of keeping in this case, the render will match adjacent bungalow. There are large dormers to the rear of neighbouring bungalows and this is not a feature that will be prominent within the street scene.

The rear extension at 3.5 metres is not overly deep and is subservient to the main building, there are many other examples of single storey extensions nearby.

A condition is attached with regards to the render to the rear extension and cladding to the side gables and rear dormer, this is deemed acceptable.

Residential amenity

The main properties to be affected by the works are those either side of the site, Buckingham Park is to the south of the site. There are dwellings to the rear to the north; however these are in excess of 30 metres away so there will be no loss of privacy or overbearing impact which would warrant a refusal here.

To the west the neighbouring bungalow has a side dormer facing the site, there are two windows facing the existing roof slope. The hip to gable extension and rear dormer will increase the bulk of development and bring it in closer proximity to the neighbouring windows. However the current outlook is limited and, taking into account that a side gable and rear dormer of similar scale could be constructed under permitted development, it is not considered that this development could be resisted here. A condition is attached to ensure that no openings are installed on this side gable to avoid loss of privacy to the existing neighbouring windows.

The single storey extension is slightly set in from this side and at 3.5 metres in depth will have limited impact in terms of loss of light or overbearing impact, it will mainly be alongside the neighbouring garage. It is the maximum depth recommended within Development Management Standards for an attached dwelling, therefore in this case it can be supported. To the east there is a large gabled roof rear extension, so the extension will have no adverse impact here either.

The hip to gable and rear dormer on this side will be adjacent to the neighbouring hipped roof. There is a side rooflight in the rear extension. The proposed side gable window serving the landing window will be conditioned to be obscurely glazed and non opening to avoid any loss of privacy here and not the prejudice and further development at this adjacent property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials cladding and render
4. No additional openings in the gable and side window to be obscurely glazed and non opening.

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: Hannah Barker

Date: 16th April 2026

Authorised by: Peter Barnett

Date: 16 April 2026