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Development Management - Delegated Officer Report

Application Number: AWD/0277/26

Recommendation – Approve

Site: 6 Amberley Close, Shoreham

Proposal: Single storey side and rear extension and pitched roof over existing garage and porch.

Date of site visit: 15/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1960's house on the south side of this cul de sac off of Saxons. The property has a flat roofed integral garage which together with a porch projects forward of the main front wall. It is white timber clad at first floor with buff brick otherwise. The house is similar to the two properties to the east, as built. It has been extended to the rear with a conservatory.

Land slopes down from the east with the site approximately 700mm below that of No. 5. Land also slopes into the site from the road.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 1 with no known surface water flood risk.

Permission is sought to extend the garage out to the side boundary by 2 metres, leaving 10cm to the retaining wall on this boundary, and to wrap around the rear wall and extend out to a depth of 2.6 metres on this boundary and 3.55 metres closer to the west boundary, in place of the conservatory. A hipped roof is proposed with a ridge height of 3.5 metres and an eaves height of 2.3 metres.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

One neighbour representation received from No. 5:

1. Where will the rainwater from the north facing part of the house roof will be diverted to? Currently it is diverted to a soakaway via a downpipe beside the rear garage door. After the works are complete that would be in the middle of the building. Will it be diverted away from

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my house, across the porch roof and into the front lawn? This also applies to the downpipe at the rear of the property.

2. Will the retaining wall be inspected / repaired / repointed, because after the works it will obviously be completely inaccessible?

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

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

Similar extensions have been added at Nos. 4 and 8. It will not be out of keeping in the streetscene.

Residential amenity

No. 5, to the east, is on higher ground and sits much closer to the shared boundary, less than 1 metre. It has not been extended to the rear. Given the change in levels the wall and fencing on this boundary are largely greater than 2 metres in height.

The drawings show the eaves height to be less than the height of the boundary fence. It hips away from the boundary to a maximum height of 3.5 metres 2metres inside the site. At only 2.6 metres in depth on this side it is not considered any significant harm to No. 8 will occur. Two rooflights are shown in the side roofslope. They will not result in any overlooking of No.8.

The neighbour's queries concerning surface water drainage and the retaining wall are not planning matters. Drainage will be dealt with under the Building Regulations and any damage to the retaining wall a civil matter between neighbours.

The west boundary is shared with the rear garden boundary of bungalows in Annington Gardens. These gardens are approximately 8 metres in depth and on slightly lower ground.

The extension is proposed slightly nearer to the shared boundary than the conservatory to be removed but does not extend beyond the main flank wall which is set more than 1 metre away from this boundary. The proportions of the extension are otherwise similar to the conservatory and so it is not

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considered that any significant harm to residents of Annington Gardens will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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

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. SuDS Drainage.

Case Officer:

MOK

Date: 16/4

Authorised by:

Peter Barnett

Date: 16 April 2026