

Appeal 6015665

Submitted on 3 September 2026.

Before you start

Local planning authority	Adur District Council
Appeal type	Householder
Decision date	3 September 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr and Mrs Bradbury
Contact details	Courtney Darby DA Design
What is your phone number?	07850160444
What is the address of the appeal site?	66 Buckingham Road Shoreham-by-sea BN43 5UD
What is the area of the appeal site?	1001
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	AWDM/0696/26
Enter the description of development that you submitted in your application	First floor extensions above existing ground floor side and rear extensions; new unified roof form; garage conversion and; new front porch
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
Summarise why you are appealing	No amenity harm No concern regarding neighbouring amenity

exists. The south side extension was removed and the proposals cause no harm to neighbouring occupiers.

Scale and character

The refusal ground is a subjective design judgement. The proposed roof form is comparable in form to 69 Buckingham Road as existing, a similar detached dwelling. The proposed ridge height is not out of keeping with properties locally. The area is characterised by substantial properties on generous plots, many considerably enlarged over time. The building would not be out of scale with its context or the plot.

Precedent and consistency

The Local Planning Authority has approved comparable or greater scale remodelling nearby, including a roof raise to create second floor accommodation at 319 Upper Shoreham Road, where a neighbour objection citing overdevelopment and bulk was dismissed, and a first floor rear extension with raised ridge and rear dormers at 54 Buckingham Road. DMS No.2 departures have been accepted where no harm results. Refusal here is inconsistent with those decisions.

Design

The officer concedes the ridge increase is not harmful, and that no overlooking, loss of light or overbearing impact arises. The proposals comply with the measurable requirements of DMS No.2 throughout. The dormer is kept below ridge level, does not project to the walls, and leaves a substantial area of roof visible. The sole basis for refusal is the subjective over-dominance test. The proposals enhance rather than degrade the character of the dwelling.

Have there been any significant changes that would affect the application?

There have been no significant changes

Are there other appeals linked to your development?

No

Upload documents

Application form

[636 - Application Form.pdf \(/document/a39e85ef-b620-4ce4-a124-b0c76816bc4f\)](/document/a39e85ef-b620-4ce4-a124-b0c76816bc4f)

Agreement to change the description of development

[636 - Email with updated drawings and readvertising.pdf \(/document/c1bb2b59-1c11-45b9-8096-ada48d504b9d\)](/document/c1bb2b59-1c11-45b9-8096-ada48d504b9d)

Do you want to apply for an award of appeal costs?

No
