# Development Management – Delegated Officer Report

**Application Number: AWDM/0234/24 Recommendation – APPROVE**

**Site: 408 Upper Shoreham Road, Shoreham-by-Sea, BN43 5NE**

**Proposal: Proposed rear single storey extension.**

**Date of site visit:** Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site & Surroundings:**

The property is located on the north side of Upper Shoreham Road, and is a corner plot siding onto Adur Road to its east. No. 408 is a two storey detached dwelling with an attached garage on its west elevation, with a hipped roof dormer above the garage. The front elevation of the dwelling comprises a gabled outrigger, with the main of the dwelling running directly behind this forward projection. There are 3no. rear single storey rear extensions across most of the rear elevation. The rear garden is enclosed by a brick wall approx. 2m high, which is broken up with a set of timber double gates. The garden land is higher than the dwelling and has a level paved area directly behind the rear elevation and then a retaining wall for the garden land with steps leading up to it.

The property directly to the rear of no. 408 is a hipped roof bungalow within Adur Road (Mount Grace, no. 5), and the property to the side, no. 410, (west) is a two storey detached dwelling with an attached garage to the boundary with the application site, and a two storey rear extension. No. 410 also has a raised rear garden area.

The site is not a Listed Building and is not within a Conservation Area.

**The Proposal:**

The application seeks permission to:-

- Extend across the full width of the rear elevation
- The main part of the extension, directly behind the original house will measure 4m deep x 9.88m wide x approx. 3.75m high to top of the 2no. gabled roof sections & approx. 3.5m high to top of mono pitch roof section
- The section behind the garage/utility room will be a covered area only

**Consultations:** None.

**Representations:** None received

**Relevant Planning History:**

**SU/191/03/TP** Two storey extension on north side (including double garage) **Approved 20.11.2003**

**Relevant Planning Policies**

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

**Planning Assessment**

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

***Residential and Visual Amenity***

The garden area of the application site has been foreshortened due to having had a bungalow built on the rear part of the garden (now no. 5 Adur Road).

However the proposed rear extension will only be 4m deep, and the existing extensions are approx. 2.3m deep, which means the proposed extension will be only some 1.7m deeper than the existing extensions, which will be close to where the existing garden retaining wall is at present. The rear amenity area is approx. 11.3m deep measured from the rear wall of the dwelling as currently extended. Thereby the resultant amenity area will be approx. 9.6m deep, which is considered sufficient so as not to compromise the existing residential amenity of the property.

Although no. 408 and its neighbours to the west, have gardens that are on higher ground than the dwellings themselves, the bungalow to the rear, no. 5 Adur Road, has not been 'dug' in and is thereby on higher land than the application dwelling. Thus the height of the proposed rear extension will not be overly dominant in comparison to the rear bungalow. No. 5 has no windows in its side elevation facing the proposal, so their visual amenities will be retained. The extension will be visible from Adur Road but it is considered to have an acceptable visual impact.

No. 410 to the west, has a side garage to the boundary with no. 408, thereby the covered way, which will be next to the mutual boundary, will buffer the development's impact to no. 410. No. 410 does have a ground floor window in its side elevation facing the application proposal, but it is considered that the boundary itself will be the main built form that will be viewed from this window, and then the roof being the cover for the covered way, is not an overly dominant form of development to result in unacceptable harm to no. 410, and finally, the distance from the window to the fence is some 4m, which is

considered to be a sufficient distance to be an acceptable between the two forms of development.

**Recommendation**

**APPROVE subject to the following condition(s)**

1. Approved plans
2. Standard time limit
3. Materials

**Informative:**

1. Approved without amendment

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Eve Hearsey Date: 10.04.2024

Authorised by: Peter Barnett Date: 10 April 2024