

Development Management – Delegated Officer Report

Application Number: AWDM/0121/26 **Recommendation:** APPROVE

Site: 3 Saxons, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey side extension and new pitched roof over existing first floor rear extension.

Date of Site Visit: 24th March 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application is a two storey detached gabled roof dwelling within a street of similar dwellings, many of which have been extended and altered over time. There is a front gabled porch which is a similar feature on many of the neighbouring properties. There is a driveway to the front and side, a single flat roof garage set back to the side and a two storey, flat roof rear extension.

Consent is sought to add a single storey extension to the side of the porch and existing dwelling house the full depth of the property. To provide a garage, shower room and kitchen extension. There is a lean to roof proposed with roof lights to the side.

Also proposed is a pitched roof to the existing, two storey, rear extension.

Representations: - Representation received from owner/occupier of no. 2 Saxons.

- Concern that the wall will require foundations that will impact my land.
- I don't want the new foundations to extend under my driveway and into my property.
- Also concern that during excavation and construction my driveway will be damaged as this appears to be the only access available.
- Once completed there will be a loss of light to my property.

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 (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

The side extension will be clearly visible within the street scene it is set forward of the main dwelling, alongside the porch. Materials to be used will match existing and the width of the driveway will be built upon with slight set in to allow space for the side guttering.

There are other examples of similar extensions around the estate where wrap around development has been accepted at ground floor to the front and side. Nos. 26 and 28 Saxons to the north of the site. AWDM/0951/18 and ADC/0271/08 have both been approved and built. 8 Amberley Close also nearby to the site to the north west has an extension of matching design to that proposed here and the relationship between the site and the neighbour is replicated here, approved under AWDM/0591/17.

The development will therefore not be a feature that is out of keeping in this case. It is a subservient addition to the side which will not represent overdevelopment. At ground floor level development up to the boundary can be supported. It will not result in a terracing effect or harm the street scene. A precedent has already been set for such development.

The pitched roof to the rear extension will not be visible within the street scene. It is an improved design and will be in keeping with the design of the main dwelling house. Materials will match existing.

Residential amenity

The main property to be affected is no. 2 to the south of the site. The driveways are adjacent and the extension will infill this space between the dwellings, the side of the application dwelling will be closer to the neighbouring house than existing. There will be some set in to give space for the guttering along the side of the extension within the boundary.

There is a side kitchen and bathroom window at ground floor facing the site at no. 2. These windows have limited light and outlook due to the existing relationship between the buildings. The development will result in less light and outlook however not to a degree to warrant a refusal in this case. The extension is single storey and space remains between the neighbouring side windows and the mutual boundary. On balance this is acceptable. The development at no. 8 Amberley Close had the same relationship between properties and sets a precedent for this development.

The pitched roof to the rear extension will not result in any loss of light, privacy or overbearing impact in this case.

The neighbour representation refers to foundations, this is not a planning matter and doesn't not impact upon the determination of this application. Damage to the driveway during construction is a civil matter and should be discussed between the

applicant and the neighbour and any damage made good. The concern relating to light has been addressed above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the extension.

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.

Case Officer: Hannah Barker

Date: 14th April 2026

Authorised by: Peter Barnett

Date: 14 April 2026