Expiry Date: 01st March 2022

# Development Management – Delegated Officer Report

**Application Number: AWDM/0200/25** **Recommendation – APPROVE**

**Site:** **6 Holmbush Close, Shoreham-by-Sea, BN43 6TT**

**Proposal:** **Single storey rear infill 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 and Surroundings**

The application site is positioned on the north side of Holmbush Close, a cul-de-sac, in Shoreham and is situated on rising land. No. 6 is a semi-detached bungalow within an area characterised by semi-detached bungalows. Many of the properties within the locale have been extended in some form.

The application site has been extended to the rear with a flat roof single storey extension. There is also a flat roof garage to the side. As the land is lower to part of the front, there are steps leading up to the front and side doors.

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

**Proposal**

The application proposes to provide:-

- Extend the existing rear extension across to the side elevation of the bungalow.

**Relevant Planning History:**

**SU/229/80** Lounge extension to rear **Approved 23.10.1980**

**Consultations:** None

**Representations:** Comment from neighbour no. 5

No objection to current application.

Noted that there is likely to be another planning application for rooms in roof and dormers. We trust that we will be notified separately about this as we have concerns over loss of privacy.

**Relevant Planning Policies**

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

**Planning Assessment**

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

***Visual & Residential Amenity***

The proposed rear extension will be no deeper than the current rear extension and will be no wider than the existing side elevation of the bungalow.

The height of the existing rear extension on the east elevation as measured will be approx. 2.8m and the proposed height of the new extension on the east elevation is also shown to be the same height. Thereby, the neighbouring property to the east, no. 7, will not be materially harmed by the proposed extension.

Because of the existing ground level change, the height of the extension on the west elevation, measures to be approx. 3.4m. The neighbouring property to the west, no. 5, lies approx. 16m distant from the west side elevation of the proposed extension, and between the neighbouring bungalow and the proposed extension lies a series of outbuildings positioned onto the boundary with no. 6. Thereby there will be no material residential or visual loss of amenities to no. 5

NB: The plans also indicate a rear dormer, however, this is not part of the current application and thereby is not being considered at this stage.

**Recommendation**

**APPROVE** subject to Conditions:-

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

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***Informative***

1. Approved without amendment
2. Rear dormer not part of application

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

Case Officer: Eve Hearsey Date: 30.04.2025

Authorised by: Peter Barnett Date: 30 April 2025