

Development Management - Delegated Officer Report

Application Number: AWDM/0197/26

Recommendation – Approve

Site: 71 Downside, Shoreham

Proposal: Proposed rear conservatory & proposed render to property (existing conservatory to be removed).

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow on the south side of Downside. It has been extended into the roof on both sides. It also has a rear conservatory with steps on the west side down to the much lower garden level. A front infill extension has also been added. Land slopes steeply down 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 and no known surface water flood risk.

Permission is sought to replace the rear conservatory and steps with a deeper, less wide conservatory and central steps. The existing conservatory is built on an original platform with storage built into at garden level. This platform is to be retained and the extra unused width on the west side of the rear elevation will form a terrace with an access from a side door in the new conservatory.

The new conservatory measures 4.35 metres in depth and is 4.5 metres wide. 6 steps down to the garden are 2.1 metres deep. The conservatory has the same eaves height as the bungalow and is 3.4 metres high to ridge, 4.9 metres from ground level. Revised plans show a privacy screen added and handrails for the steps. It is also proposed to render the ground floor external walls of the house.

Relevant Planning History

AWDM/0676/24 - Porch. Granted

Consultations

None.

Representations

7 neighbours. No responses received.

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

The extension is to the rear and entirely appropriate to this dwelling.

The ground floor of the house is largely rendered or pebble dashed already. The proposed render will not be harmful to the appearance of the property or streetscene. The street has a mixed palette of materials.

Residential amenity

No. 69, to the east, has a deeper rear extension closer to the boundary with a solid side wall.

No. 73 has a rear extension off the shared boundary and a deep terrace beyond it.

The extension and steps will not be harmful to neighbour amenity.

The side door in the extension will enable access to a platform area remaining from the demolished conservatory. The application has been revised to show an obscure glazed screen on the outside edge of this area to avoid overlooking of No. 73. A condition requiring its installation is added.

No neighbour harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as identified in drawings.
4. Privacy screen erected prior to first use of terrace.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 10/6

Authorised by:

Peter Barnett

Date: 10 June 2026