

Expiry: 20/3

Development Management - Delegated Officer Report

Application Number: AWDM/0075/26

Recommendation – Approve

Site: 27 Gordon Road, Shoreham

Proposal: Single storey side/rear extension

Date of site visit: 13/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a late Victorian semi detached house on the north side of Gordon Road. The property has tandem ground floor rear extensions, including a conservatory and rear roof extensions.

The site is in flood zone 1 with surface water flooding noted in the street and at the very edges of the end of the rear garden only.

It is not in a conservation area and is not a listed building. There are no TPO's on the site.

Permission is sought to extend the rear outrigger in width out to the main flank and to extend it to the depth of a new rear extension, 3.7 metres deep, replacing the existing two rear extensions. It is to be pitched roofed with an eaves height of 2.4 metres and a ridge height of 3.5 metres. The existing 1.2 metre side passage to the west boundary is maintained.

The extensions reflect the development at 23 Gordon Road, AWDM/0903/18 refers.

Relevant Planning History

AWDM/1605/13 - Lawful Development Certificate for proposed rear dormer and front roof lights. Issued

Consultations

None.

Representations

4 neighbours notified. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

Expiry: 20/3

'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 extensions are to the rear of the site and not visible from the public realm. They are wholly appropriate to this domestic property. Matching materials are proposed.

Residential amenity

The proposal sits off the boundary with No. 25, to the west, by the width of the existing side passage within the site, 1.2 metres. No. 25 has a similar side passage. There are two sheds on this boundary currently.

The height and depth of the proposed extension at this level of separation will have limited impact on occupiers at No. 25.

The extension is less deep on the boundary with No. 29 than the extensions to be removed. It will not cause harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

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

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

Expiry: 20/3

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Householder SuDS

Case Officer: MOK

Date: 17/3

Authorised by: Peter Barnett

Date: 17 March 2026