

## **Development Management – Delegated Officer Report**

**Application Number: AWDM/0092/26 Recommendation: APPROVE**

**Site: 6 Oxen Avenue, Shoreham-By-Sea, West Sussex**

**Proposal: Single storey rear extensions**

**Date of Site Visit: 3<sup>rd</sup> March 2026**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

### **Proposal, Site and Surroundings**

The application site is a semi detached, two storey dwelling, on the corner of Oxen Avenue and Windlesham Road. It has a wide, single storey flat roof addition to the side accommodating a garage and utility. There is a two storey, flat roof extension to the rear providing a shower room at ground floor and bathroom at first floor, with a lean to single storey extension to the rear, adjacent to the boundary. The rear garden is wide, but shallow.

Consent is sought to add single storey rear extensions. To the rear of the existing single storey lean to extension and the rear of the existing two storey extension and to the rear of the recessed space adjacent to the two storey projection. The space provided is to create a sunroom and kitchen, diner. Amended plans have been received reducing the depth of the extension along the boundary to 4 metres with a chamfered corner. Roof lights have also been removed.

The kitchen diner extension is of flat roof design with roof lanterns and the existing lean to roof adjacent to the boundary links into a new roof pitching away from the boundary. Brick, render and tiles will be used to match existing.

### **Consultations:**

#### **Adur and Worthing Councils:**

#### **Environmental Health: -**

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

**Representations:** - 2 representations received.

Owner/occupier of 4 Oxen Avenue

- Loss of amenity
- Overdevelopment
- Privacy light and noise
- Tree and landscaping

Neither objecting or supporting the planning application.

Request a visit to discuss application.

*{Officer visited to discuss and amendments received. No further comments.}*

Owner/occupier of 25 Windlesham Road

- No objection subject to steps being taken to maintain the stability of the boundary no damage or subsidence.
- The plans show no trees to be removed or pruned is this correct?
- We request that any consent granted should specify that works taking place during the bird breeding season should be carried out to ensure no impact.

*{Emailed neighbour to state no removal of trees or bushes and to advise that damage is a civil matter to discuss directly with the applicant.}*

## **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 (December 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 proposed extensions are to the rear of the dwelling house, they are not visible within the street scene. The works are subservient to the main dwelling and in keeping is design and use of materials.

### **Residential amenity**

The main properties to be affected are no. 4 Oxen Avenue, attached to the application site and no. 25 Windlesham Road to the east/rear. There is an existing lean to extension, 2.2m deep, adjacent to the boundary with no. 4. This is to be increased in depth to 4 metres. There is also an increase in height of the existing roof pitch and the new extension roof is to pitch away from the boundary. The amended plans show the depth of the extension along the boundary to be 4 metres in total. Development Management Standards state that generally 3.5 metres is an acceptable depth to allow for no significant loss of light or overbearing impact. In this case a balanced view was taken that the application site is to the north of the neighbour and that the new roof is pitching away from the boundary at a point 2.75m from the rear wall of the house, thereby reducing its bulk and impact on the boundary. The rear window adjacent is also large and serves a dual aspect room. On balance, the proposal is considered to have an acceptable impact. Roof lights on this side have also been removed and the east facing roof light will be fitted with obscured glazed and will be non opening to protect amenity.

The side elevation of no. 25 Windlesham Road is to the rear of the site there will be space between the extension and the boundary. There will be no loss of light, privacy or overbearing impact here. The site is at lower ground level. The matters referred to in the representation have been clarified with the neighbour via email. There are no proposals to remove any trees or hedges.

The extensions as amended are acceptable in this case and will not result in any loss of light, privacy or overbearing impact which would warrant a refusal in this case.

## **Recommendation**

APPROVE

## **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows south elevation of the extension.
5. The roof light on the eastern elevation of the extension here by permitted shall be fitted with obscured glazing level 3 and shall be non opening.

## **Is recommendation contrary to letter(s) of representation Y/N**

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 16<sup>th</sup> March 2026

Authorised by: Peter Barnett

Date: 17 March 2026