Expiry: 11/12

Development Management - Delegated Officer Report

Application Number: AWDM/1317/25 Recommendation – Approve

Site: 164 Greenacres, Shoreham

Proposal: Proposed rooflights and rear and front dormers to existing rooms in roof.

Date of site visit: 14/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the east side of Greenacres close to the junction with Connaught Avenue. The property is typical of Greenacres houses built in the 1960's. It is built in buff brick with a fully pitched roof with shallow curved front windows. It has been extended at two storey level to the side and single storey level to the rear. It also has a detached garage in its rear garden. The rear garden is small as a result.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no associated flood risk though surface water flooding is indicated for the road itself.

Permission is sought to extend into the roofspace of the original house with front and rear dormers to create a master en-suite bedroom. It is also proposed to add two front rooflights to the roof of the side extension to create an additional bedroom. The application has been revised since first submitted to reduce the size of the rear dormer proposed.

Relevant Planning History

AWDM0392/18 - Part two-storey and part single-storey side extension to north-east elevation. Granted

Consultations

None undertaken.

Representations

6 neighbours notified. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

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‘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

There are many examples of similarly sized front dormers nearby, positioned over the curved bay window below and close to the party wall. There are some properties which also have large rear dormers also, see Nos. 152, 160 and 162 nearby.

The site has already been extended considerably but these roof extensions will not reduce garden area further.

It is not considered that any significant visual harm will occur.

Residential amenity

The rear of the property faces the flank wall of No. 163 Greenacres and this property has a landing and bathroom window at first floor in its flank wall and a gable bedroom window.

The rear dormer window is slightly off set from these windows. It could be added under permitted development. No significant increased overlooking is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer:	MOK	Date: 2/12
Authorised by:	Peter Barnett	Date: 2 December 2025