Development Management – Delegated Officer Report

Application Number: AWDM/0798/25 Recommendation: APPROVE

Site: 52 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Two storey side extension.

Date of Site Visit: 7th July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached dwelling within a street of both semi detached and terraced houses of similar design and style. Many of the dwellings have been extended with side, single storey and two storey extensions. There is an existing flat roof, single storey extension to the front of the dwelling and a wrap around single storey to the side/rear.

Consent is sought to add a two storey extension to the side of the house the depth of the original dwelling, incorporating the existing side, ground floor extension. The design is to continue the existing ridge with simplistic form, built up to the boundary in line with the ground floor extension.

The building is currently tile hung to the front at first floor with brick at ground floor. The plans show render at ground floor and cladding at first floor.

Consultations:

Drainage: No objection on surface water grounds

Representations: - None received

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 two storey extension will be clearly visible within the street scene. Being closer to the dwelling to the east, no. 54 up to first floor level reduces space between the dwellings and gives rise to a more cramped appearance within the street scene.

The Council's Development Management Standards refer to two storey side extensions such as this being required to be set in by 1 metre from the boundary to avoid a terracing effect and to allow for spacing between buildings. However, many side extensions have taken place in Harbour Way which are up to the boundary and in some cases slightly set in. Some designs include a set back and set down as Development Management Standards require, however there are also examples where the extensions are as designed here with a continuation of the ridge and building width. There is a mixture of style and appearance of development as well as use of materials, some traditional brick and tile and other examples of cedral and timber cladding. The view is taken here that a precedent has been set for this form of development within this locality and therefore in this case the development proposed here would be difficult to resist in terms of character and appearance.

84 Harbour Way AWDM/2188/21 - First floor side extension.

106 Harbour Way AWDM/1654/19 - Second floor side extension to east elevation.

78 Harbour Way AWDM/0452/19 - Slight set back from front, continued ridge.

118 Harbour Way AWDM/0666/11 – the delegated report refers to "other first floor side extensions which have been permitted up to the side boundary on nearby dwellings most recently no. 96 (ADC/0014/10) refusal would be difficult to substantiate on these grounds."

80 Harbour Way AWDM/1688/16 - Side extension with the ground floor abutting the boundary and the first floor set in by only 0.2 metres therefore also not complying with the Council's Development Management Standard

96 Harbour Way ADC/0014/10 – first floor addition on top of single storey extension up to the boundary.

120 Harbour Way AWDM/0948/17 – built up to the boundary.

114 Harbour Way - AWDM/0294/22 - Slight set in at first floor.

Although the Council's adopted Development Management Standards should be given weight as a material consideration there is justification here as set out above to outweigh this and support the proposal as submitted in terms of character and visual amenity.

It should also be noted that at no. 54 there is a lean to single storey storage shed built up to the boundary. If this was removed there would be a pathway to the side of the house. The width here is limited. Despite the proposed extension being built up to the boundary, space would remain adjacent to avoid a terracing effect. It is highly unlikely that a two storey extension would be built at no. 54 at such a narrow width. Therefore this spacing will remain and a set in is not considered to be required in this case.

The use of render at ground floor and first floor cladding can be supported here in the light of the mixture in use of materials visible within the street scene and surrounding area.

Residential amenity

The main property to be affected is that adjacent to the proposed extension. This dwelling is set in from the side boundary with a single storey lean to side extension/shed. The space above this will remain at first floor level providing a gap between the buildings once the extension is completed. There is a blank side elevation, adjacent as existing. Therefore the proposed extension will not be harmful in terms of loss of light, privacy or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials side elevation and ground floor rendered, first floor cladding.
4. No additional windows on the east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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

Case Officer: Hannah Barker Date: 4th August 2025

Authorised by: Peter Barnett Date: 4 August 2025