

Development Management – Delegated Officer Report

Application Number: AWDM/1495/25 Recommendation: APPROVE

Site: 30 Saxons, Shoreham-By-Sea, West Sussex

Proposal: Single storey front and rear extension together with two storey side extension and re roofing.

Date of Site Visit: 20th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling, tucked in at the top corner of the street on higher ground level than the highway and dwellings to the south. As existing there is a flat roof garage and porch projection to the front there are steps to the front door and the ground level increases at the rear also. There is land to the side, north which is currently undeveloped.

Consent is sought to add a single storey front extension the on the opposite side to the existing garage projection to the same depth with a hipped roof added, the front entrance is in between in a recess. To the north side a two storey extension is proposed alongside the original two storey house, continuing the ridge. To the rear a single storey extension is proposed 4 metres beyond the depth of the original house. The proposal also includes the re reroofing of the dwelling house.

The extensions will provide an additional bedroom and ensuite at first floor and an enlarged hall, and open plan dining, kitchen, living space. The additional front extension will make provision to relocate the integral garage to the north side.

Following officers' advice the proposed front garage extension has been set back, with the southern projection remaining as originally proposed.

Representations

None received.

Consultations

None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

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 changes to the building will be clearly visible within the street scene. The two storey side extension and front addition will alter the appearance of the building, increasing its scale and removing the flat roofed, original character of the front extensions. Although the site is on higher ground level than the street, its position in the corner limits its dominance within the street scene. The front extensions as amended will appear subservient to the main dwelling. The amended plans limit the bulk to the front of the building.

The two storey extension follows the existing ridge, there is no set down or set back proposed here. This is contrary to Development Management Standard No. 2, however in this case this is considered appropriate. The simplistic design which continues the existing building ridge along and matches the existing building width compliments the character of the dwelling and other houses within this estate. It is also noted that the two storey extension is built up to the side boundary in this case. Development Management Standards require a 1 metre set in to avoid any terracing affect between properties. In this case there is open land to the north and therefore this extension would not lead to over development and no terracing affect would occur. In this case therefore this is acceptable.

Many alterations and extensions are visible within the street scene, flat roofs have been replaced with hipped roofs to the front extensions there is also the use of contemporary materials visible nearby. The changes as amended would not be harmful in this case in visual terms.

Residential amenity

The main properties to be affected are those either side, however due to the positioning of the building adjacent to open land to the north the main two storey element will have limited impact in terms of residential amenity. To the south the front projection already exists and there will be a pitched roof added. This will not result in any additional loss of light or overbearing impact. There are some changes to opens on the south side however these will not lead to increased overlooking. The rear, single storey extension is 4 metres in depth, there is a conservatory adjacent to the rear of the neighbouring dwelling. No side openings are proposed, at 4 metres this will not be harmful in terms of loss of light or overbearing impact. Development Management Standards state that with an attached dwelling a single storey

extension should not exceed 3.5 metres in depth, in this case at 4 metres and with spacing between the properties this is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the extensions.

Is recommendation contrary to letter(s) of representation N

1, Proactive amended.

Case Officer: Hannah Barker

Date: 29th January 2026

Authorised by: Peter Barnett

Date: 29 January 2026