Development Management – Delegated Officer Report

Application Number: AWDM/1375/25 Recommendation: APPROVE

Site: 31 The Avenue, Shoreham-By-Sea, West Sussex

Proposal: Part single, part two storey rear extension.

Date of Site Visit: 2nd December 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 similar properties. There is a single storey flat roof extension and conservatory to the rear of the site and a detached garage building to the side.

Consent is sought to remove the existing rear extensions and construct a single storey flat roof rear extension projecting 6 metres beyond the rear of the original house adjacent to the boundary and stepping in away from the boundary. A first floor hipped roof extension is also proposed on the west side of the rear elevation 2.5 metre in depth.

Consultations:

WSP Flooding and Drainage consultants: - Original Comments: - Following a review of the submitted information, we have no concerns regarding flood risk. However we require further information regarding the proposed soakaway to ensure it is suitable and will not increase flood risk to the site and surrounding area. Please can the applicant confirm if the proposed extension will drain to an existing soakaway.

We await the above information prior to providing further consultation comments.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Further comments: - Following a review of the updated information, we have no objection on surface water grounds. **Due to the site, size, location and type of development we would recommend the approval of the application.**

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, the effect on the character and appearance of the area and drainage matters.

Visual amenity

The extensions are to the rear of the dwelling and will not be clearly visible within the street scene. The first floor roof is hipped to match the existing ridge. The single storey extension extends 6 metres along the boundary with the attached dwelling however as it replaces an existing conservatory extension which currently has a greater depth of 8m. This will result in an improvement in terms of appearance and character with a more cohesive design rather than the piecemeal additions. Materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site. As mentioned above, there are existing extensions adjacent to the boundary with the attached dwelling. These will be replaced by an extension of less depth. While the new extension will have a more solid wall, the reduced depth will improve the relationship with its neighbour. It will not project beyond the rear of the neighbouring extension by more than 3m. This accords with Development Management Standard No. 2 which states that extensions adjacent to the boundary or within 1 metre should be limited to 3.5 metres in depth. There is a high level window on the side elevation of the proposed extension adjacent to the boundary. While side windows on the boundary are not normally supported, in this case it replaces clear glazing in the existing conservatory and it will be conditioned to be obscurely glazed and non opening to avoid any loss of privacy.

There is separation between the proposed extensions and the neighbour to the west, there is a garage building to the site of the application property. Therefore the ground and first floor additions will not result in any loss of light, privacy or overbearing impact in this case. There are no side windows serving the first floor extension and the side ground floor window is set in from the boundary.

Drainage

The applicant's agent has confirmed that following advice from Building Control they will be connecting to the rain water mains as existing for drainage. WSP have confirmed that this is satisfactory.

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 east or west side of the extensions.
5. The high level window on the east side shall be fitted with obscure glazing and non openable.

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: 29th January 2026

Authorised by: Peter Barnett Date: 29 January 2026