Development Management – Delegated Officer Report

Application Number: AWDM/1303/25 Recommendation: APPROVE

Site: 8 Weald Dyke, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 17th November 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a mid terrace property within a row of matching, two storey dwellings within a street of various houses and bungalows. There is an existing rear conservatory which is to be removed and a single storey, brick built, lean to extension is proposed the full width of the house. The extension is a similar depth as the existing conservatory at 3.3 metres but is slightly higher at 2.9 metres. The extension will create a W.C, utility and enlarged dining space.

Consultations:-

WSP: - We would recommend the approval of the application with the following informative attached: -

Informative 1: - The applicant could consider the use of SuDS (such as rain gardens and water butts) where possible, within their drainage strategy to provide runoff betterment.

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 extension is to the rear of the dwelling house, however it will be visible within the surrounding streets to the east. Benbow Close is directly to the rear and there are pedestrian walkways linking Weald Dyke to the street to the rear. There are other rear extensions along the terrace, conservatories are visible and a similar brick and tile extension at no. 11 permitted under AWDM/0040/22.

The extension is modest in scale at 3.3 metres in depth and will not be overly dominant in relation to the existing building or surrounding built environment. Materials to be used will match existing.

Residential amenity

The extension will be built up to the boundary on either side with the neighbouring properties directly adjacent. To the north there is no extension next door, however at 3.3 metres in depth this will not result in any significant loss of light or overbearing impact. The depth is below that set out in Development Management Standards which state that within 2 metres of the boundary a single storey extension should not exceed 3.5 metres in depth. Despite the extension being to the south there would be no justification for a refusal here.

To the south there is a conservatory built up to the boundary. The extension will be built alongside the glazing on the side elevation. Although there may be some loss of light here, the main aspect is to the east. For the reasons set out above this relationship is acceptable.

There are no side windows and a condition is set out below to ensure that this remains the case.

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 north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. 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.

2. The applicant could consider the use of SuDS (such as rain gardens and water butts) where possible, within their drainage strategy to provide runoff betterment.

Case Officer: Hannah Barker Date: 18th November 2025

Authorised by: Peter Barnett Date: 18 November 2025