Development Management – Delegated Officer Report

Application Number: AWDM/0342/25 Recommendation: APPROVE

Site: 70 Adur Avenue, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 7th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling house within a street of both bungalows and houses within Shoreham. The property has a roof extension and rear dormer and existing lean to single storey extension. Consent is sought for a single storey flat roof rear extension the width of the dwelling, extending to 5.8 metres in depth. A roof lantern is proposed with a rendered finish.

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 extension is to the rear of the property and is not visible within the street scene. It is deep at 5.8 metres however within the context of the plot and surrounding built environment this is an acceptable depth it would not result in

overdevelopment or be out of character with the existing building or surrounding locality. Materials to be used will match existing and the flat roof is subservient.

Residential amenity

The attached dwelling has a lean to rear extension approximately 3.5 metres in depth. The proposed extension will be built up to the boundary, abutting this adjacent development. It will however extend 2.5 metres beyond the rear of this extension. The submitted plans show a 45 degree line to show that the proposed development will not result in loss of light to the adjacent windows. Also taking into account Development Management Standard No. 2, up to 3.5 metres in depth beyond the rear of the adjacent extension would not be considered to be harmful in this case in terms of loss of light and overbearing impact. The rules for prior approval for larger householder extensions which could permit an extension up to 6 metres in this case are also for consideration here, this depth is therefore deemed acceptable.

There is a single storey flat roof extension at the neighbouring bungalow which was permitted under prior approval at 4.53 metres in depth, there is a shared driveway providing separation between the existing extension and the site of the proposed extension. Due to the position of the bungalow further to the rear the proposed extension at the application site will extend to a similar depth, there are no side openings on either extensions so no loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the east or west 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: 8th April 2025

Authorised by: Peter Barnett Date: 14 April 2025