

Development Management - Delegated Officer Report

Application Number: AWDM/1514/25

Recommendation –Approve

Site: 15 Colvill Avenue, Shoreham-by-sea

Proposal: Single storey rear extensions

Date of site visit: 16 February 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow which is positioned very close to the neighbouring bungalow to the south. It sits further into the plot than its neighbours. It has a 5m deep conservatory extension at the rear on the boundary with No.16 to the south and a smaller rear extension to the north of the conservatory.

It is proposed to replace the conservatory with a new brick built pitched roof extension to the same depth. The application has been amended to reduce the depth of the extension from 6.2m to 5m and to hip the end of the extension. In addition, a smaller pitched roof rear extension on the north side of the larger extension is proposed, measuring 1.1m deep.

Relevant Planning History

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extensions are reasonable additions which will not dominate or harm the character of the property or the surrounding area. Being at the rear they will have no visual impact on the street scene.

Residential amenity

The main extension is larger than would normally be approved in such close proximity to the boundary and neighbouring dwelling. However, it will not be any deeper than the existing conservatory. Furthermore, No. 16 has a rear extension so the proposed extension will not extend beyond the rear of that extension by more than 3.75m. While this is still further than would normally be allowed under the Council's DM Standards (which stipulate 3.5m), in this case the presence of the existing conservatory and the position of the extension to the north of the neighbour makes the proposal acceptable in terms of its impact on light and outlook.

The reduced depth and hipped roof further help to reduce the impact and, while it will have a more solid wall and higher eaves and ridge than the conservatory it is replacing, on balance, the impact on neighbouring amenity is not considered to be sufficiently harmful to warrant refusal.

Two high level roof lights are shown on the south roofslope. These will not cause overlooking due to their height above the floor.

The smaller extension on the north side will not have an adverse impact on No. 14 which is itself in the process of constructing a single storey rear extension. It will project 2m beyond the rear of that extension because of the deeper footprint of No. 15, but there is greater separation between Nos 14 and 15 than there is between 15 and 16 and the impact will not be harmful.

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 elevations or roof slope of the extensions.

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. Householder drainage

Case Officer: Peter Barnett

Date: 19 March 2026

Authorised by: Jo Morin

Date: 19.03.2026