Development Management – Delegated Officer Report

Application Number: AWDM/1314/25 Recommendation: APPROVE

Site: Olcote, 1 Kings Crescent, Shoreham-By-Sea, West Sussex

Proposal: Proposed side/rear infill extension.

Date of Site Visit: 17th November 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a chalet bungalow on the corner of Kings Crescent to the north and Kings Gap to the west. To the south, rear of the bungalow, is a single storey outbuilding, summerhouse, store**.** There is an existing covered area to the east side of the bungalow which is adjacent to the boundary wall with the adjacent workshop which is currently functioning as a car garage/workshop. Consent is sought to use this space to construct a flat roof extension along the side of the building with rooflights, a narrow extension slightly set in from the boundary wall.

The planning history of the site is listed below: -

Demolition of existing bungalow and construction of 2 no. 3 storey dwellings. AWDM/0372/13 – REFUSED

Roof extension including raising of ridge height, east and west dormer, dormer with Juliet balcony, first floor terrace over existing ground floor extension on south side and new attached garage to north side. AWDM/0087/14 – APPROVED

Replacement of existing summer house with two storey two bedroom dwelling and associated parking. AWDM/0879/22 - REFUSED – This application was appealed and the appeal was DISMISSED.

Consultations:

Following a review of the submitted 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 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.

Adur and Worthing Councils:

Environmental Health: -

The following condition should be added.

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

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 site of the extension is not clearly visible within the street scene. From the adjacent workshop the existing plastic roof is visible. This will be replaced with a solid side wall and flat roof with rooflights. The structure will not be a dominant feature within the street scene and within the context of the existing bungalow. Materials will be used to match existing.

Residential amenity

The adjacent land is a car workshop and the proposed extension will not impact upon this use. There will be no harm to residential amenity.

Other matters

Environmental Health have requested that a condition relating to Contaminated Land is attached. This is to safeguard against any potential land contamination as a result of the adjacent land use and is set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Contaminated Land

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. SuDS

Case Officer: Hannah Barker Date: 19th November 2025

Authorised by: Peter Barnett Date: 19 November 2025