Expiry: 6/6

Development Management - Delegated Officer Report

Application Number: AWDM/0489/25 Recommendation – Approve

Site: 189 Upper Shoreham Road, Shoreham

Proposal: Single storey front/side and rear extension, hip to gable roof extension with rear dormer, and front rooflights.

Date of site visit: 14/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hipped roof two storey inter war house set back behind the south side of the Upper Shoreham Road in its own mini road frontage. To the west is the junction with Hammy Lane. The property has a gated driveway on its east side with a shed behind the gate. No. 187 to the east has an adjoining driveway with recessed flat roofed garage. No.191 has been extended to the side with a two storey side extension with hipped roof.

The application site has been extended at ground floor rear with a raised deck.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and the site is at no known flood risk.

Permission is sought to extend the roof by raising the gable and erecting a rear dormer and two front rooflights. It also proposed to erect a single storey front, side and rear extension. The front extension has been reduced in depth by 600mm to 1200mm forward of the front wall. The rear extension includes the widening of the raised deck area. A 1.8 metre high privacy screen is shown to the east side.

Traditional materials are shown for the extensions, brick, render and tiles respectively, to match.

This application follows on from a 2021 permission for the same roof extension, a two storey side extension and rear extension which has not been implemented.

Relevant Planning History

AWDM/0807/21 - Single storey front/side and rear extension, hip to gable roof extension with rear dormer, and front rooflights. Granted.

8/49 – Conservatory. Granted

Expiry: 6/6

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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 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.

Residential amenity

Unlike the earlier approval the side extension is set off the shared boundary by only 310mm to allow for eaves overhang/guttering and to avoid encroachment. No. 187, to the east sits further forward in the street and although the extension is only 2.6 metres in depth it will extend to approximately 3.5 metres beyond the rear wall of No. 187.

The existing raised deck area is to be widened behind the new rear extension. The decking is 2.5 metres deep, 550mm high and off the hared boundary by 600mm. A 1.8 metre high privacy screen is shown at the eastern edge.

The extension and extended decking will not cause harm.

Rear dormers and hip to gable roof extensions are typically permitted development outside of conservation areas. There are examples of both in the street nearby, e.g. 185 and 175. The rear dormer is confined to the existing rear roof slope. Again, no significant neighbour impact will occur. This element of the scheme was part of the 2021 approval.

It is proposed to extend forward of the front wall by 1200mm to create an open porch and secure store in the front most part of the side extension. It will sit forward of No. 187's garage by 2.2 metres. A hallway window in the side of No. 187 is more than 3 metres from the extension. It will not be harmful to neighbour amenity.

Expiry: 6/6

No. 187 also has a side landing window. Proposed side windows should be obscure and non-opening below 1.7 metres to protect neighbour amenity.

Visual amenity

DM Std 2 normally requires side extensions to be subordinate to the main dwelling. It says:

The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling and to avoid difficulty in matching wall and roof materials.

A 1 metre boundary clearance is also sought but this is more important when assessing two storey extensions.

The adjoining semi (191) has had a two storey side extension in line with its main front wall. The house at No. 187, as noted, sits approximately 1 metre forward of the front wall of the site. Otherwise, this run of houses has a staggered building line with houses at 173 -183 (odd) further forward still.

It is considered that the revised reduced scheme in line with 187's front wall, further back from the road than other houses in the run, and being single storey only, will not significantly harm the overall character of these houses.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. First floor/gable side windows obs/1.7
5. No additional east side windows
6. Privacy screen erected.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 4/6/25

Authorised by: Peter Barnett Date: 4 June 2025