Expiry:7/4

Development Management - Delegated Officer Report

Application Number: AWDM/0158/25 Recommendation – Grant

Site: 30 Connaught Avenue, Shoreham

Proposal: Single storey rear extension, existing conservatory removed, alterations to existing fenestration.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey semi detached house on the north east side of the Connaught Avenue slip road. It is the first in a row and abuts public open space on its east side. It is a brick and rendered house.

It has been extended to the side at two storey level and has a rear conservatory on the boundary with No. 32.

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

It is proposed to replace the conservatory with a single storey extension measuring 3.6 metres in depth and 3.5 metres to ridge. It is wider than the conservatory at 5.5 metres. Elsewhere in the rear elevation two windows are to be changed to doors and in the side a door into a window.

Relevant Planning History

SU/398/78 - First floor extension to south elevation (consisting of 2 No. bedrooms) & internal alterations. Granted

SU/391/77 – Removal of garage and extension. Granted.

Consultations

None.

Representations

No. 32 only. No response.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15

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‘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

No.32 has a brick built rear extension with a mono pitched roof abutting the shared boundary. It is fractionally less deep than the extension proposed.

No harm to the neighbour will occur.

Visual amenity

The extension is domestic in scale and matching materials are proposed. It is appropriately designed for this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

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

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:	MOK	Date: 19/3/25
Authorised by:	Peter Barnett	Date: 19 March 2025