Expiry: 9/4

Development Management - Delegated Officer Report

Application Number: AWDM/0170/25 Recommendation – Grant

Site: 22 Cheal Close, Shoreham

Proposal: Single storey rear extension, tiled roof to existing conservatory, extension to side to join garage to house, alterations to form family annex and cladding to frontage.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached gable fronted bungalow on the north side of Cheal Close at its very eastern end and opposite Shoreham Beach primary school. Its eastern boundary borders the rear gardens and houses at right angles in Shingle Road. It has a detached double garage on its west side beyond which is No. 20, another gabled bungalow.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The house is not in a flood zone but is at 'less' risk of surface water flooding.

The house has been extended to the rear including a conservatory. Permission is sought to replace the conservatory roof with a tiled roof. It is also proposed to add a rear extension, squaring off the rear wall. This extension measures 4.965 metres in depth and 3 metres in height. It is proposed to link the detached garage to the main house and to partition the garage to create a utility room. New front and rear doors to this utility room are proposed to allow direct access through to a courtyard. This existing courtyard is between the back of the garage and an existing bedroom. The new roofed conservatory extends off this bedroom and is to be partially converted into a kitchenette and shower room/WC. This 'annex' is for an elderly relative and has an internal door into the main dwelling also. A glazed canopy is proposed to be added to two internal walls of the courtyard and an existing west side courtyard wall is to be moved to the boundary to enlarge the courtyard This wall is 2 metres in height. Finally cement cladding, light in colour, is to be added to the frontage.

Relevant Planning History

SU/247/03 – Detached garage. Granted.

SU/47/03 - West Side/Rear Extension And Conservatory. Granted

Expiry: 9/4

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

The proposed rear extension is on the east side and 1.5 metres off the boundary. This boundary abuts the rear gardens of Shingle Road properties. These gardens are 10 metres deep. The extension will not be harmful to occupiers of Shingle Road.

The new roof over the conservatory is no higher than the existing roof. The glazed canopy to the courtyard is 2.5 metres in height and 1.5 metres deep. It will not be harmful to occupiers at No. 24. Moving the 2 metre high wall to the eastern boundary does not in itself need planning permission as it is 2 metres in height.

The link extension to the garage is well away from any neighbour. Creating an ancillary annex will not cause any harm. No side windows are proposed in the new kitchenette and bathroom or rear extension so overlooking is avoided.

Visual amenity

The link extension, new door and cement cladding to the front elevation will not be harmful to the streetscene. There is a mixed palette of materials in the street. No. 32 has used cedral cladding and No. 40 has timber cladding to the frontage.

Expiry: 9/4

Highways

The loss of one garage is not significant. There is off street parking for 2/3 cars otherwise.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows on extensions.
5. Annex ancillary use only

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