Development Management – Delegated Officer Report

Application Number: AWDM/0543/25 Recommendation: APPROVE

Site: 191 Upper Shoreham Road, Shoreham-by-Sea, BN43 6TA

Proposal: Single storey rear extension and front entrance porch.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached two storey, hipped roof dwelling on a corner site with Upper Shoreham Road to its north and Hammy Lane to its west. There is also a service road to the north which serves a strip of north facing dwellings in Upper Shoreham Road. This service road is named Royal George Parade.

The property has an existing rear single storey extension and has a two storey side extension and a further single storey side extension. A vehicular access and hardsurface exist to the front of the property, and a further vehicular access exists to the side of the property. There are double gates on the side and a rear entrance to the garage which was part of the 2004 permission, but is now shown as a store. There is also a shed in the rear garden.

Dwellings on this section of Upper Shoreham Road, facing onto Royal George Parade are mainly semi-detached two storey. The opposite side of the road in Upper Shoreham Road are two storey but the properties to the rear (south) in Fairfield Close are bungalows.

To the west of the site is Southlands Hospital.

Proposal:

The application seeks permission to provide:-

- Single storey rear extension between the existing rear extension and the side elevation of the dwelling;

- The rear extension will be 3.89m wide x 2.62m deep x 4m high (which will include the rear steps);
- Mono pitch roof which will key into the existing rear mono pitch roof.
- Front porch measuring 2.5m wide x 1.6m deep x 3.73m high
- The roof is shown as a gable roof with a double pitched

Relevant Planning History:

SU/167/04 Two storey side extension (inc. garage) & relocated access.
Approved 06.09.2004

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance:

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

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

Most of the neighbouring properties in the area have been extended in some form, and indeed the application site itself has been extended. The current application looks to square off the rear elevation of the house by infilling behind the former garage and linking to the existing rear extension.

The roof will be a mono-pitch and will marry in form to the existing rear extension, and will not extend further out than the existing elevations. Windows are shown on the side (west) elevation, which will face towards the side fence, which in turn abuts the pavement. Therefore, there will be no overlooking from the side windows onto other residential properties.

The rear glazed French doors, like the full glazed doors in the existing rear extension to the east, face towards the bungalow no. 1 Fairfield Close to the rear. However, there is

a large detached garage between the extension and the rear bungalow, which would deflect some of the overlooking that might come about over what currently exists. It is not considered that any overlooking would result in any material loss of residential amenity.

Having a porch will no doubt be beneficial with regard to heat retention in the cold months and contribute to sound insulation. The porch proposed although fairly large, will easily assimilate with the large proportions of the dwelling and is thereby acceptable.

While front porches are not common on this run of houses, a wraparound extension with front porch has recently been approved on the attached property (AWDM/0489/25).

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 25.06.2025

Authorised by: Peter Barnett Date: 25 June 2025