

Development Management – Delegated Officer Report

Application Number: AWDM/0083/26

Recommendation: APPROVE

Site: 54 Middle Road, Shoreham-by-Sea, BN43 6GA

Proposal: Part two storey/part single storey side extension.

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, hipped roof, two storey dwelling on a corner site at the junction with Middle Road at the front (north) and Adelaide Square to the side (west). It is set within a large plot and has a front amenity area comprising garden plus hardsurfacing for parking, with the rear comprising a wide garden. The plot has Privet hedging abutting Adelaide Square. There is a large space between the side elevation and the side boundary of some 6.5m in width, the whole width of the plot is approx. 14.4m, and the length is some 26.8m.

A group of semi-detached dwellings within this section of Middle Road, no.'s 50 52; 54, 62 & 68 are similar in design and the outside end of the row have wider than average width plots. Other than no. 54 (application site), each of these have constructed extensions within these gaps. Some of these extensions have been new dwellings in their own right i.e. no.'s 52a

Proposal:

The application seeks permission to:-

- Construct a two storey side extension to the west elevation, 5.150m wide;
- Construct a single storey side extension to the south off of the proposed two storey extension.

Relevant Planning History:

SU/164/02 Two storey side extension.

Approved 01.11.2002

Representations: None received

Consultations: SWS – Surface Water Drainage Consult

No objection on surface water grounds. We would recommend the approval of the application with the following informative:- That an infiltration test should be carried out in accordance with the Part H2 of the Building Regulations.

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

The residential street comprises a mix of housing types and ages, although two storey dwellings form the main, there are some bungalows and three storey properties. The application site abuts Adelaide Square to its west, and has a very wide garden to its rear and side, together with a wide front amenity area.

There are other dwellings nearby in Middle Road which have wide side sections of gardens and they have constructed extensions within this section of their land, some two storey and some single storey.

The proposal seeks to provide a two storey side extension with a single storey section to the rear of the extension. The front elevation of the extension and the roof section being indented from the original dwelling in order to provide an extension that appears subservient to the original dwelling. The two storey section will measure some 5.2m wide x 4.9m deep and the single storey section will measure some 5.5m wide x 4.4m deep. (The whole length being some 9.3m). The height of the two storey section will be approx. 6.55m and the single storey section will be approx. 3.2m

The design of the extension will not look out of keeping with the character of the area, given that others nearby have undertaken two storey extensions also, most notably No.

52 on the opposite corner which similarly extends almost up to the side boundary. The design of the extension will marry with the existing dwelling and proposed rendered elevations will match the existing dwelling.

There will be no windows in the side elevation, thereby no overlooking to the property facing i.e. no. 52a Middle Road which is approx. 11m distant from the proposal, which has no windows in its side elevation

The property to the rear, no. 1 Adelaide Square is some 10.5m distant from the single storey section but some 14.8m distant from the two storey section. The single storey section will not result in any overlooking given that it is single storey, and the two storey section will be looking onto a side elevation with no first floor windows, and thereby is not considered to result in any unacceptable overlooking onto its neighbour.

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: 23.04.2026

Authorised by: Peter Barnett

Date: 24 April 2026