

Expiry: 28/5

## **Development Management - Delegated Officer Report**

**Application Number: AWD/0422/26**

**Recommendation – Approve**

**Site: 12 Kings Walk, Shoreham**

**Proposal:** Single storey rear extension, garage conversion, rebuild front porch and adjacent ground floor front extension, adapt existing front sliding doors to a window, replace existing rear ground floor window with new windows and doors in new openings, replacement enlarged window in west side elevation, removal of chimney, new ground floor side windows, new rooflights to front and rear pitched roof slopes, new flat roof windows to garage conversion and new rear extension, and refurbishment of all existing windows and doors.

**Date of site visit: 8/5**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

### **Proposal, Site and Surroundings**

This application relates to a detached two storey dwelling at the west end of Kings Walk close to the junction with the Church of the Good Shepherd. It has a fully pitched roof with tile hung first floor and rendered ground floor. On its west side it has a flat roofed garage which wraps round most of the frontage to create a porched entrance. It has a two storey flat roofed rear addition and a garden outbuilding on the shared boundary with No. 11.

The site is not in a conservation area and is not a listed building. The south west corner of the existing garage is within flood zone 2 and the rear garden is in flood zone 3. There is no known surface water flood risk.

Permission is sought to extend to the rear of the garage in place of the outbuilding. It is 5 metres deep and 3 metres high. It is an irregular shape following the line of the angled boundary and is wider into the garden than the existing shed. The garage is to be converted into a habitable room. Because this area clips Flood zone 2 the submitted FRA has been revised to reflect this and this new room reannotated from a bedroom to a living room. The new pitched roof over the garage, maximum height 3.4 metres is to continue over the existing front addition and porch and includes rooflights.

A new window is proposed in the east side ground floor flank wall and a door changed to a window in the same wall. A west side first floor wall is to be enlarged. New sliding doors are shown in place of a rear window. Existing sliding doors on the frontage are replaced with a solid door and window. The chimney is being removed. Rooflights are proposed in the front and rear roofslopes of the house itself.

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## **Relevant Planning History**

None.

## **Consultations**

**WSCC Highways:** No objection

## **Representations**

None received.

## **Relevant Planning Policies**

Adur Local Plan 2017 Policies 1, 2, 15 and 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

## **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.

### **Visual amenity**

The replacement garage and repair and increased height of the front extensions together with the change to fenestration is entirely in keeping with the style of property and the local area. The rear extension proposed will not be visible in the street.

### **Residential amenity**

No. 11, to the west, is currently constructing a 2 storey side and rear extension adjacent to the boundary with the application site, and roof extension. In the side and rear of the extension at ground floor are windows to the entrance hallway, WC, utility room and door out to the garden.

Raising the height of the garage roof on this boundary to achieve the necessary insulation for a habitable room will not lead to any significant harm to residents of No.11. The rear extension, though 5 metres deep on the boundary will not reduce light to any habitable room either. Its height, 3 metres, will also not be overbearing to No. 11. There are no side windows in the extension at No. 11 so enlarging the existing west side first floor window on site will not be harmful.

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The rear extension is well removed from the boundary with No. 14 and from the rear boundary. It will not be harmful to neighbours.

The front porch and flat roof alterations with new windows and doors are also benign. As are the rear window changes. A new ground floor east side window is a secondary window in the kitchen. It is going in an original side wall. It is permitted development. Rooflights in the original house do not need planning permission. Nor does the removal of the chimney.

### **Highways**

The loss of the garage for parking purposes is not significant. It is too narrow for cars and there is a large forecourt capable of accommodating 3 or 4 cars comfortably.

### **Flood Risk**

The conversion of the garage was originally shown to be for bedroom use. This has been replaced with use as a living room due to it clipping flood zone 2. The revised FRA reflects the correct flood risk now.

### **Recommendation**

#### **APPROVE**

#### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows in west side of the rear extension.

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

1. 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.
2. Drainage

Case Officer:

MOK

Date: 19/5

Authorised by:

Peter Barnett

Date: 19 May 2026