

Expiry: 21/5

Development Management - Delegated Officer Report

Application Number: AWD/0363/26

Recommendation – Approve

Site: 27 Ravens Road, Shoreham

Proposal: Construction of attached garage, installation of photovoltaic solar panels to the existing roof, fit new external wall insulation and replace the existing windows with new high-performance units.

Date of site visit: 24/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached property of character on the west side of Ravens Road. It sits adjacent to an access road which leads to a garage compound at the rear. It has an existing small timber garage on its north side which is to be demolished, to be replaced with a larger pitched roof garage attached to the main dwelling.

The site is not in a conservation area though the rear access road abuts the Shoreham Conservation Area. It is not a listed building and there are no TPO's on the site. There is no known flood risk associated with the site.

The garage is 4.6 metres in width and 4.8 metres in depth. It has an eaves height of 2.4 metres and an asymmetric pitched roof with a maximum ridge height of 4.5 metres. It is a minimum 1200mm off the north boundary.

Replacement windows are proposed, sliding uPVC sash where sash windows exist, casement elsewhere. These do not need planning permission. PV's are proposed on the front and rear roofslope of the house. They are shown relatively flush with the slope of the roof. PV's which do not extend more than 200mm from the roof of a house do not need planning permission.

Relevant Planning History

AWDM/2245/21 - Single storey side and rear extension. Granted.

AWDM/0016/21 - Construction of replacement garage with storage above. Granted.

Consultations

Highways: No objection.

Health: Hours of work condition recommended.

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Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 19
'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 garage is well proportioned and somewhat similar to garages at the two properties to the south. It will not be out of keeping.

Replacement windows do not need planning permission as this is not a listed building.

The PV's are largely flush with the roofslope. Alternative energy provision is encouraged in the local plan. They will not be visually intrusive.

Residential amenity

The northern boundary abuts an unmade access road to garages. Its scale will not be harmful to any neighbour.

Highways

No alterations to the access are proposed. No highway impacts anticipated.

Recommendation

APPROVE

Subject to Conditions:-

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

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

1. 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.
2. Drainage

Case Officer: MOK

Date: 8/5

Authorised by: Peter Barnett

Date: 8 May 2026