# Development Management – Delegated Officer Report

**Application Number: AWDM/0271/24 Recommendation: APPROVE**

**Site: 43 Manor Hall Road, Southwick, West Sussex**

**Proposal: Single storey rear extension and front porch/cycle store**

**Date of Site Visit: 23rd April 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow with rooms in the roof with rear dormer and barn hip. It is on the corner of Manor Hall Road and Park Way in Southwick. There is a conservatory to the rear with an outbuilding/store, there is a unique layout giving rise to the angular shape of the plots and gardens.

Consent is sought to remove the existing rear conservatory and outbuilding/store and to create a single storey rear extension; an open plan space encompassing this existing footprint and projecting further to the rear. The angle of the extension seeks to address views and outlook onto the garden. The extension is of flat roof design.

To the front of the property a porch is proposed, a hipped roof extension which allows the current side entrance to be to the front. The space provides an entrance space and an internal cycle store.

**Representations: -** None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

Within the street scene there are a variety of properties differing in style and design. Bungalows and chalet bungalows of various appearance with extensions and alterations. Although there are other bungalows matching the application site originally there have been extensions and changes made so no uniform appearance exists within the street scene.

The front extension will be clearly visible within the street scene. It is to the side, however this is a corner plot. The extension will add interest and variation to the building. A matching hipped roof with matching materials, it will create a legible entrance. It is set down from the ridge, in from the front wall and away from all boundaries. In the light of the mixture of properties within the locality and the appropriate, modest design the front extension can be supported. It will not project as close to Park Way as the bungalow to the north.

The rear addition will not be visible within the street scene, it replaces existing extensions and outbuilding. It will be larger in footprint and higher however it is of flat roof design and still remains modest in scale.

**Residential amenity**

Due to the corner plot and the unusual positioning of the buildings the extension will be between the neighbouring properties at differing angles. To the east the extension will project 2 metres beyond the rear of the rear of the adjacent dwelling, turning slightly on the boundary to address the garden. The depth is slightly greater than the existing conservatory and the roof is higher. However at this depth it will be less than the 3.5 metres in depth which is recommended under Development Management Standard no. 2. Therefore there will be no adverse impact upon the adjacent occupiers to the east.

To the north west is the attached dwelling which is around the corner on Park Way. The extension will be attached to the neighbour’s store and therefore not a habitable space, it will project 2.2 metres beyond the rear of this building. Therefore no adverse impact in terms of outlook, light or privacy.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or north west  elevation of the extension.

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

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.

Case Officer:  Hannah Barker  Date:  23rd April 2024

Authorised by: Peter Barnett  Date: 23 April 2024