Expiry: 16/12

Development Management - Delegated Officer Report

Application Number: AWDM/1191/26 Recommendation – Approve

Site: 27 Whitelot Way, Southwick

Proposal: Single storey rear extension.

Date of site visit: 2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached 1960's house on the west side of Whitelot Way in an established residential area of Southwick north of the Old Shoreham Road. Whitelot Way is on a significant gradient rising northwards. The house itself is also at a lower level to the road with a slight gradient down towards the rear garden.

The house is brick built with a rendered front first floor panel and tiled roof. It has a driveway on its north side with a detached flat roofed garage beyond the rear wall of the house.

No. 29, to the north, has had a side extension built in place of their garage with a mono pitched roof, parapeted side wall and additional front facing door and window. The driveways are divided otherwise by a low wall.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site. It is flood zone 1 with no surface water flood risk.

Permission is sought to erect a 4 metre deep rear extension which will link to the existing garage which is to be converted into a bedroom with en-suite. It has a maximum height of 2.9 metres.

Relevant Planning History

AWDM/1276/24 - Non Material amendment to approved AWDM/1699/23, to change the pitched roof to a flat roof and changes to fenestration. Granted

AWDM/1699/23 - Single storey side extension to replace garage. Granted

Consultations

None.

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Representations

6 neighbours notified: No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)

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 extension extends fractionally beyond the side wall. The garage door is replaced by a small window. These alterations are set back from the road by 11 metres, behind a gate and fence and dwarfed by next door's side extension. They will not be harmful to visual amenity.

Residential amenity

To the south, No. 25, has been extended to the rear. The proposed extension is 900mm deeper than 25's extension.

No. 29 is on higher ground and has a side extension which is much taller than the extension and garage alteration proposed.

The extension/alteration will not be harmful to neighbour amenity.

Highways

The loss of the garage for parking purposes is not considered to be significant. There is space on the driveway to park one car and whilst an off street parking shortfall does numerically result parking, on street appears to be available and no parking restrictions exist. The highway authority did not object to the previous approval.

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Recommendation

APPROVE

Subject to Conditions:-

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

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. Householder SuDS

Case Officer:	MOK	Date: 20/11
Authorised by:	Peter Barnett	Date: 20 November 2026