

Expiry: 5/5

Development Management - Delegated Officer Report

Application Number: AWDM/0273/26

Recommendation – Approve

Site: 234 Old Shoreham Road, Southwick

Proposal: Single storey rear extension.

Date of site visit: 15/4/26

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the south side of Old Shoreham Road. The house is at a lower level to the road and continues to slope into the rear garden. It has a garage behind the house on its east side. It has been extended at rear ground floor level.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 1 with no known surface water flood risk.

Permission is sought to remove the existing rear extension, part of the original kitchen and rear decking. An enlarged rear addition is proposed in its place.

The existing extension is 3.6 metres deep on the boundary with No. 232. The replacement extension would be 6 metres deep in total, excluding 3 steps down to the lawn. It is flat roofed with a maximum height of 3.6 metres.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None 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 (December 2024)

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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 is to the rear and domestic in both scale and design.

Residential amenity

No. 232 to the west has a rear extension to the depth of the extension to be replaced. The new extension will only be 2.4 metres deeper than No. 232's.

On the east side the extension sits inside the site's existing garage accessed off a drive paired with one at No. 236. The extension is therefore well removed from No. 236.

No significant harm will occur.

Highways

Off street parking is unaffected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

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. SuDS drainage

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Case Officer:

MOK

Date: 15/4

Authorised by:

Peter Barnett

Date: 15 April 2026