Development Management – Delegated Officer Report

Application Number: AWDM/0982/25 Recommendation: APPROVE

Site: 6 Church Lane, Southwick, West Sussex

Proposal: Proposed single storey rear extension, front extension to garage and garage conversion.

Date of Site Visit: 2nd September 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of similar properties within the Conservation Area in close proximity to Southwick Green. There is a detached, hipped roof garage set back to the side of the building and a single storey, extension to the rear of match roof design.

Consent is sought to extend along the remainder of the rear elevation to the same depth as the existing extension incorporating the existing development. A flat roof with rooflight and dummy pitch is proposed. The existing garage is also to be extended to the front, alongside the existing extension to link the spaces. A hipped roof with side parapet is incorporated here to allow the existing garage ridge to continue and integrate with the existing extension. The garage is to be converted to a study with the extension to the garage to be used as a utility. The extension to the house will accommodate a kitchen/dining area. Materials to be used will match existing.

Consultations:

West Sussex County Council: The Highways Authority: -

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site. The proposals will result in the loss of an existing garage for parking. However, given the narrow width of the internal driveway, it is not unreasonable for the LHA to assume the garage is being used for purposes other than parking, due to restricted access. As such, no concerns would be raised over loss of existing parking provision. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Adur District Conservation Area Group: - Approve

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
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 and the Conservation Area.

Visual amenity and Impact upon Conservation Area

The proposed extensions are subservient to the main dwelling, much of which is infill and will not impact detrimentally in terms of the existing plot and will not represent overdevelopment. The design of the works will be in keeping with the existing garage building and house, replicating the existing roof pitch and materials to be used.

The proposed garage extension will be visible from the street and therefore in public views within the Conservation Area in glimpses to the side of the dwellinghouse. However the ridge and hip of the roof will be replicated, the extension will bring the building further forward and replace the garage door with an entrance door. However this will not have a significant change to the street scene and no harm will occur.

The use of the garage provided it remains incidental to the use of the main dwelling and not let or used as primary living accommodation will not impact upon the character of the dwelling or the surrounding Conservation Area, a condition is attached to ensure that this is the case.

Residential amenity

The main properties to be affected are those either side. The attached dwelling has an existing single storey rear, flat roof extension which is deeper than that proposed here. There will therefore be no loss of light, privacy or overbearing impact as a result of the proposed rear extension.

The garage extension will be built alongside the existing blank side elevation of the property to the east. It is set in off the boundary. There will therefore be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Garage shall be used incidental to the use of the existing dwellinghouse

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: 8th September 2025

Authorised by: Peter Barnett Date: 9 September 2025