

Development Management – Delegated Officer Report

Application Number: AWDM/1509/25

Recommendation: APPROVE

Site: 22 Park Way, Southwick, BN42 4LD

Proposal: Proposed front dormer

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 22 Park Way is located on the east side of the road, and is a hipped roof, semi-detached bungalow, with a hipped roof forward outrigger. The property has a rear, flat roof extension, and there is an outbuilding within the rear garden.

The street comprises predominantly semi-detached bungalows, some of which have gable end roof extensions and rear dormers.

The site is not a Listed Building or within a Conservation Area.

Proposal:

The application seeks permission to:-

- Provide a flat roof dormer to the front roofslope (west).

Relevant Planning Applications:

AWDM/1501/25 Application for Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer, side facing window and front rooflights.

Approved 21.01.2026

Representations:

None received

Consultations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The neighbouring properties no.'s 20 and 18 both have flat roof front dormers, with the one at no. 20 leaving a greater distance between the bottom of the dormer and the eaves, whilst the one at no. 18 has left a smaller gap between the bottom of the dormer and the eaves.

Opposite the application site, there are also front dormers at no.'s 17 and 21. No.17 having a flat roof and no. 21 has a false pitch roof with a flat roof over.

The provision of a dormer on the front roofslope above the ground floor window, will not be out of keeping with the character of the street scene.

An application for Lawful Development has just been approved on this site, which involves creating a gable end off the hip side. This new gable is shown to house a rooflight, and the proposed front dormer will take the place of the 2no. further rooflights shown on the lawful development application.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 22.01.2026

Authorised by: Peter Barnett Date: 22 January 2026