

Development Management – Delegated Officer Report

Application Number: AWDM/0412/26 **Recommendation:** APPROVE

Site: 28 Manor Hall Road, Southwick, West Sussex

Proposal: Proposed rear extension with raised platform

Date of Site Visit: 12th May 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling house within a street of similar properties. There is a ground floor extension abutting the boundary and a two storey extension at the attached neighbouring property. To the west is a chalet bungalow with rear dormer.

Consent is sought for a rear single storey flat roof extension the full width of the dwelling, 5.6 metres in depth. To the rear of the extension a raised patio is proposed with steps down to the garden. Render is to be used to match existing.

Representations

None received

Consultations

None

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 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.

Visual amenity

The extension is to the rear of the building, not visible within the street scene. It is to be built in materials to match existing and is of flat roof design. It is in keeping in scale with the existing building and will not be overly large. There are many similar examples of extensions within the locality.

Residential amenity

The main properties to be affected are those either side. To the east the attached dwelling has a single storey flat roof extension. The proposed extension will be adjacent to this existing development however will project slightly deeper, 5.6 metres in total. It will project no deeper than 3.5 metres and therefore complies with Development Management Standard No. 2 and will not result in any loss of light or overbearing impact in this case. The raised patio will project beyond the extension. It is higher than the existing garden level, however at 0.3 metres this is not to an excessive degree. In relation to the neighbouring attached property this is not considered to result any overlooking. Due to the adjacent extension there is some screen to the rear of the property and it does not appear that the space to the rear of the neighbours extension is used as amenity space. There is also a shed adjacent to the boundary. The boundary fence could be increased in height if necessary and there is already some mutual overlooking between the neighbouring gardens and houses.

To the west there is a gap between the side of the application site and the boundary. There is a solid side wall and the extension will project beyond the rear of the neighbouring bungalow. However as it is limited to single storey and there is a space between the two it is not considered that there will be any loss of light, privacy or overbearing impact in this case. The space between the extension and the boundary will limit the impact of the raised platform and the proposed side window. There is a solid boundary wall screening the application site from the neighbour.

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 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: 14th May 2026

Authorised by: Peter Barnett

Date: 14 May 2026