Expiry: 19/5

Development Management - Delegated Officer Report

Application Number: AWDM/0385/25 Recommendation – Grant

Site: 24 St Richards Road, Southwick

Proposal: Removal of conservatory and extension and erection of new single storey rear extension and room in roof with rear dormer and front roof lights. Rear first floor Juliet balcony.

Date of site visit: 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terrace inter war house on the west side of St Richards Road. The site backs onto an employment/industrial estate.

Permission is sought to erect a rear extension replacing the existing rear lean to. The extension measures 2.9 metres in depth and is 3.1 metres in height. It is proposed to clad the rear elevation in glazed porcelain tiles with rendered side walls.

Also proposed is a rear dormer with Juliet balcony to be vertically clad in black uPVC. A first floor Juliet balcony is also proposed off an existing bedroom.

The site is not in a conservation and is not a listed building. There are no TPO's on the site and no known flood risk.

Relevant Planning History

None.

Consultations

Health: Hours of working and dust suppression conditions recommended.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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).

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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.

Residential amenity

No. 22 has a rear extension. No. 26 has an original mono pitched roof rear addition on the shared boundary. Both neighbours also have rear dormer roof extensions.

It is arguable whether the first floor juliet proposed requires planning permission. However, it is not considered that it will significantly increase overlooking to neighbours.

The proposed extensions will not be harmful to neighbour amenity.

Visual amenity

The proposed extensions are generally acceptable. It is proposed to clad the dormer in vertical black uPVC rather than the typical roof tile used on adjoining dormers. In this location, a less sensitive area backing onto an industrial estate, the use of this material is not considered to be controversial.

The rear elevation of the ground floor extension is to be faced in glazed tiles. This will not be visible from the public realm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified.

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.

Expiry: 19/5

Case Officer:	MOK	Date: 29/5
Authorised by:	Peter Barnett	Date: 29 May 2025