

Development Management – Delegated Officer Report

Application Number: AWDM/0127/26 **Recommendation:** APPROVE

Site: 7 Waterdyke Avenue, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 24th March 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced property at the end of a cul de sac to the south of Southwick Green. There is a monopitched roof, single storey rear extension as existing. Consent is sought to add a single storey rear extension to the same depth as the existing extension the full width of the property. A lean to roof is proposed and the extension is to be finished with render and tiles to match existing.

Representations: - None received.

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 property and is therefore not visible within the street scene. It is modest in scale and footprint, partly replacing an existing extension. It is 3 metres in depth with a lean to roof. The extension is subservient to the main dwelling and relates to the character and appearance of the building.

Residential amenity

The main properties to be affected are those either side of the site. The existing extension is adjacent to the boundary to the north. This dwelling is set forward closer to the highway however there is an extension adjacent to the boundary with the extension. The roof is higher than existing, however the depth along the boundary will remain the same. It will not project beyond the neighbouring extension by more than 3.5m. There would not be any impact which would warrant a refusal in this case in terms of loss of light, privacy or overbearing impact. Openings are to the rear onto the garden only.

To the south there is an extension adjacent to the boundary, which is similar in depth to the proposed extension. The limited depth of the proposed extension at 3 metres is acceptable. This is within the limits set out in Development Management Standard No. 2 which states that an extension up to 3.5 metres can be permitted adjacent to the boundary of an attached dwelling. This is also measured from the rear of any adjacent extensions. The extension can therefore be supported in this case.

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 north or south 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: 24th March 2026

Authorised by: Peter Barnett

Date: 24 March 2026