Development Management – Delegated Officer Report

Application Number: AWDM/0118/25 Recommendation: APPROVE

Site: 25 Mile Oak Road, Southwick

Proposal: Single storey rear extension and extended raised patio

Date of Site Visit: 4th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced dwelling house within a street of similar properties. There is a lean to conservatory to the rear the full width of the house with a raised patio and lawn beyond. Consent is sought to remove the existing conservatory and construct a flat roof single storey extension with a roof overhang. The extension is shown on the plans as being the full width of the dwelling, a depth of 3.6 metres and will be finished in brick.

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 will be to the rear of the dwelling therefore not visible within the street scene. It will be seen from neighbouring properties adjacent and to the rear. There are rear extensions on either side and a range of materials and designs are visible

adjacent to the site. The extension is not overly deep and is of standard height. It is a subservient addition. The raised patio will extend further to the rear to accommodate the new development.

Residential amenity

The main properties to be affected are those either side of the site. To the east the neighbouring dwelling is at a higher level. There is an existing flat roof extension which is deeper than the existing conservatory. It appears to be of a similar depth to that proposed here. The roof projection will extend beyond this however this will not be harmful. Development Management Standard No. 2 states that in cases such as this a single storey extension can be added up to 3.5 metres in depth without causing significant harm. In this case the extension would not exceed this depth beyond the rear of the adjacent property.

To the west there is also a rear extension, a conservatory adjacent to the boundary and a flat roof brick extension beyond. Again the proposed extension will not extend more than 3.5 metres beyond the rear of these extensions. Although it is noted that there are side fan lights facing onto the side of the proposed extension which will be blocked, the main aspect is to the rear and there will be increased privacy between the dwellings as a result. This relationship is therefore deemed acceptable.

The raised patio and roof projection will not cause any harm to the amenities of the adjacent occupiers which would justify a refusal in this case. The patio is a continuation of existing which currently does not give rise to overlooking or an unneighbourly impact. The roof does not exceed the 3.5 metre depth beyond the rear of the adjacent properties in line with Development Management Standards as discussed above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans brick.
4. No additional windows on the west or east 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: 4th March 2025

Authorised by: Peter Barnett Date: 4 March 2025