

Development Management – Delegated Officer Report

Application Number: AWDM/0768/26 **Recommendation:** APPROVE

Site: 174 Downsway, Southwick, West Sussex

Proposal: Hip to gable roof extension, side extension, extension of front and rear dormers, extension of porch to front

Date of Site Visit: 7th July 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with rooms in the roof with front and rear flat roof dormers and a front porch. It is within a street of similar properties.

Consent is sought for a hip to gable roof extension, side extension and extensions to the front and rear dormers. The plans also show an extension to the front porch, an addition to the depth of flat roof.

Amended plans have been received to show the front dormer extension reduced to remain within the existing roof area and the rear dormer extension reduced to create a better set in from the edge of the roof.

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 (August 2026)

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 roof and side extension, extension to porch and dormer extension will be clearly visible within the street scene. As amended the proposals show a much more sympathetic scale and design. The front porch extension is minor in scale and with the flat roof is very modest. The hip to gable represents many similar developments within the street scene. There are other front dormers visible similar to that proposed here. This dormer will not dominate the front roof slope or the street scene. Materials to be used will match existing.

Residential amenity

The proposed works will not result in any loss of light, privacy or overbearing impact. The additional bulk to the building will be closer to the side of the neighbouring bungalow however due to the orientation and spacing there will be no significant harm. Similarly, due to the existing dormers and relationship to adjacent properties the dormers will not create any additional overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 17th August 2026

Authorised by: Peter Barnett

Date: 19 August 2026