Development Management – Delegated Officer Report

Application Number: AWDM/0293/25 Recommendation: APPROVE

Site: Channings, The Green, Southwick, West Sussex

Proposal: Two storey rear extension, single storey side porch and front roof dormer.

Date of Site Visit: 7th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The site is a large detached, two storey building within an enclosed site, accessed from the highway via a private driveway from The Green. It is an attractive arts and crafts style building with the main garden to the property frontage. There are decorative bay windows to the front, a prominent front gable and large chimneys. The site is within the Conservation Area with Southwick Green to the west.

Permission is sought for a two storey rear extension. Amended plans have been received to show changes to the design of this extension. A pair of hipped roofs are now shown with a lead valley between. This was to break up the massing of the roof.

Also proposed is a single storey side porch and front roof dormer.

Consultations

Adur and Worthing Councils:

Conservation Architect: - The existing building is well articulated across the southern entrance front in an Arts and Crafts style, and although the rear northern elevation is much simpler, the current catslide roof at the western end, acts as a visual endstop to the elevation. The proposed accommodation generally consists of a rectangular, 2 storey, rear extension, chiefly accommodating a lounge on the ground floor and a new bedroom suite on the first floor. This has been grafted onto the rear of the building, abutting tightly to the catside element referred to earlier, with a pitched roof above. The footprint of the proposed extension and the existing roof pitch has led the design down a route with a rather bulky roof incorporating a large flat roof element.

The roof of the extension could be redesigned as a pair of hipped roofs with a decent lead valley between them. This approach would break up the massing of the roof and help to articulate the proposed extension. The depth of the proposed extension needs to be considered in relation to the neighbouring properties. The juxtaposition of the long length of an SVP pipe run across the tiled facade above the main garden entry / exit seems poorly conceived, and could be resolved by some rejigging of the proposed internal spaces.

Amended plans: - Can be supported.

Tree and Landscape Officer: - The distance from the new build to the trees would appear to be approximately 3.25 metres, so the trees would need to have a trunk girth of less than 0.27 metres. From looking at the photos this would appear to be about right and given that a substantial wall adjacent to the trees I do not consider that the trees are likely to be affected. Also as the trees are to the North of the building shade is also not likely to be an issue.

Adur District Conservation Advisory Group: - Approve

Representations: - Objection received from the owner/occupier of Poplars, Roman Crescent.

Concerned that the upstairs rear extension is very imposing at 4 metres with a very large window. It is close to the boundary wall. It risks damaging the conifers and other trees over time due to the build, they are our main screening from being completely overlooked for some privacy.

Amended Plans: No representations received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
'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, the effect on the character and appearance of the area and Conservation Area and impact upon trees.

Visual amenity and Impact upon the Character and Appearance of the Conservation Area

Due to the position of the site, set back from the highway and accessed via a private drive the proposed developments will not be visible within the street scene and there are no public views of the dwelling or proposed development within the Conservation Area. However the building is attractive and has architectural merit in its own right and therefore it is important to consider how the proposed development impacts upon the character and appearance of the building.

The proposed front dormer is sympathetically designed and sits on the front roof slope as a subservient addition matching in materials and finish. The proposed side porch is a single storey extension modest in scale, matching in materials to the west side. Not a clearly visible feature within the context of the building and site as a whole.

The two storey rear extension is on the north side where there is a small lawn with a boundary fence with Poplars, a detached dwelling with large grounds. There are a row of conifer trees outside the boundary on the other side of the boundary wall. Although not a prominent feature in relation to the dwelling, as a result of its position and siting due to the architectural merit of the building it was deemed necessary to improve the design of that originally proposed. The dual pitch allows for a less bulky and dominant development and some improvements to the fenestration have allowed for a much more sympathetically designed development. This can now be supported subject to material to match.

Residential amenity

There are dwellings to the west which overlook the garden to the front of the site, there will be no loss of light, privacy or overbearing impact to these dwellings as a result of the proposed development.

To the rear of the site is Poplars, a detached dwelling set away from the boundary with outbuildings and trees in close proximity to the proposed rear extension. An objection has been received from the owner/occupier of this property. Although there are windows facing towards the rear of the neighbouring property this is at a distance of around 22 metres. This meets the Development Management Standard which states that there should be a minimum distance of 22 metres between windows serving habitable rooms to avoid unacceptable overlooking. The trees also offer some screening and the buildings are not directly in line and so any views would be oblique.

Trees

The Conifer trees to the north on the other side of the wall are not considered to be at risk of damage as a consequence of the proposed development. The Tree and Landscape Officer has made comments as set out above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing including window frames and glazing details
4. Obscure glaze dressing room and en suite windows

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 6th June 2025

Authorised by: Peter Barnett Date: 9th June 2025