Expiry: 17/4

Development Management - Delegated Officer Report

Application Number: AWDM/0219/25 Recommendation – Grant

Site: 114 Manor Hall Road, Southwick

Proposal: Retention of rear extension and refurbished raised decking.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow on the south side of Manor Hall Road between Meadow Close and Orchard Close. To the east is the driveway of a two storey house with tandem outbuildings on the shared boundary behind the rear wall. To the west, No. 112, is a semi detached bungalow with a rear extension.

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

Permission is sought to retain a rear extension completed recently. It is full width and replaced a half width conservatory. It is 4 metres deep and has a maximum height of 3.1 metres. The only reason it is not permitted development is because the eaves height exceeds that of the original bungalow by 300mm. Permission is also sought to retain a 700mm high deck area beyond the extension. It is 2 metres deep and includes 4 steps down to the lawn.

Relevant Planning History

SW/71/86/TP – Vehicle access. Granted.

Consultations

None undertaken.

Representations

4 neighbours consulted -no responses.

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)

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WSCC Guidance on Parking at New Developments (Sept 2020).

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. 112, to the west has a single storey rear extension slightly less deep than at the application site. Both extensions are off the common boundary by 1 metre. No. 112 has a shed in the garden on the boundary just beyond their own extension.

The raised decking built is less wide than the extension and a bamboo screen is at the end and this together with No.112's outbuilding and some boundary shrubbery prevents a direct view into 112's most private garden area.

No. 116, to the east has a driveway adjoining the boundary with tandem outbuildings.

No significant neighbour harm has resulted.

Visual amenity

The extension is to the rear, domestic in scale and matching materials have been used.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. No side windows

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.

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Case Officer:	MOK	Date: 20/3/25
Authorised by:	Peter Barnett	Date: 24 March 2025