Expiry: 20/5

Development Management - Delegated Officer Report

Application Number: AWDM/0375/25 Recommendation – Grant

Site: 1 Albert Road, Southwick

Proposal: Single storey side return infill extension and alterations to rear elevation.

Date of site visit: 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced Victorian two storey dwelling on the north side of Albert Road. The property as built has a two storey outrigger and has a mono pitched single storey rear extension paired with the same addition at No. 2. In the side return on the east side a lean to addition has been added. No. 31 to the east is an older house with a deeper imperforate two storey wall on the shared boundary.

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

It is proposed to replace both existing extensions and square off the rear wall to the depth of the existing rear extension. The side kitchen addition will have a glazed roof mainly. The extension will be flat roofed to a maximum height of 3.4 metres for the rear parapet. Bi fold doors are proposed in the rear wall. It is to be finished in white painted render to match the house.

Relevant Planning History

ADC/0409/06 – Flat roofed dormers at front. Refused.

Consultations

ADCAG: No objection.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2,15, 16 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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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 the wider conservation area.

Residential amenity

The replacement rear extension is no deeper than the extension next door at No. 2. Next doors rear addition has a steep mono pitched roof. The extra height to the flat roofed proposed will not cause any harm.

The infill side extension and widened rear extension will abut the imperforate flank wall of No. 31 The Green.

There are no harmful impacts for neighbours.

Visual amenity

The extensions are entirely to the rear and will not be visible from the public realm. They will not have any harmful impact on the dwelling itself or the setting of the Southwick conservation area.

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

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:	MOK	Date: 7/5
Authorised by:	Peter Barnett	Date: 7 May 2025