

Expiry: 3/7

Development Management - Delegated Officer Report

Application Number: AWDM/0553/26

Recommendation – Approve

Site: 29 Southview Road, Southwick

Proposal: Single storey side/rear extension.

Date of site visit: 20/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an attractive Edwardian semi detached house on the west side of Southview Road. As built these properties have deep two storey rear outriggers. On the north side the site borders a shared passage. There is a glazed lean to roof over the deep recess to this boundary.

No. 27, to the south has not been extended to the rear. No. 31, to the north has a rear and side extension to the depth of the two storey outrigger on site.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in Flood zone 1 with no known surface water flood risk.

Permission is sought to extend at single storey level in the recess up to the north side boundary and to wrap around the rear elevation with an extra 3 metres depth. The extension has a pitched roof with an eaves height of 2.6 metres and a ridge height of 3.7 metres. Matching materials, render, is proposed.

Relevant Planning History

AWDM/0489/26 – Vehicle access and hardstanding, including the removal of front wall and pillar. Pending

AWDM/0567/26 - Application for a Lawful Development Certificate for proposed rear dormer loft conversion with rooflights to front roofslope. Approved

Consultations

None undertaken.

Representations

None received.

Expiry: 3/7

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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.

Visual amenity

The extensions will not be visible from the road.

Residential amenity

No.27 is unextended at rear ground floor. The proposal is only 3 metres beyond their rear wall and is not excessive in height. No harm will occur.

No. 31 is the other side of the 1.2 metre wide common passage. It has extended into the same recess to the depth of the outrigger on site with a cut out close to the back wall which allows light into a living room in their main rear wall and a south facing window in their outrigger

On site is a glazed extension into the same recess. It is higher closer to the main rear wall and then extends off the boundary wall with a glazed roof hipping away.

The proposed side wall on the passageway boundary is 2.8 metres in height and is to be rendered and painted. It extends to 3.3 metres in height where it abuts the side wall of the outrigger.

It is not considered that the extension will cause significant loss of light or outlook to occupiers of No. 31.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

Expiry: 3/7

Is recommendation contrary to letter(s) of representation? N

1. 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.
2. SuDS drainage

Case Officer: MOK

Date: 9/6

Authorised by: Peter Barnett

Date: 9 June 2026