Expiry:1/7

Development Management - Delegated Officer Report

Application Number: AWDM/0361/25 Recommendation – Grant

Site: 38 Whitelot Way, Southwick

Proposal: Proposed two storey side extension and rear dormer (amendment to previously approved AWDM/2114/21).

Date of site visit: 11/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is situated on the east side of Whitelot Way at its northern end close to the junction with Hill Farm Way. Land rises northwards. The site is a two storey semi-detached 1970's dwelling with pebbledash render at first floor. There is a drive on the north side leading to an outbuilding. The property has also been extended at ground rear floor.

The neighbouring property to the north, 78 Hill Farm Way, is a bungalow on higher ground. It has its own driveway and garage on the boundary with the site.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and it is not at any significant flood risk.

Permission is sought to erect a two storey side extension with raised gable and to add a dormer across the extended rear roof space. The dormer has been revised so that the en-suite element is reduced in depth and sits further up in the roofslope. Two front rooflights have also been removed leaving 3 proposed.

This application follows on from an approval for a two storey side extension back in 2022. This approval included a supported first floor with an open ground floor. This latest proposal includes the same two storey side extension but with a garage at ground floor with an internal corridor access to the back garden.

Relevant Planning History

AWDM/0763/23 - Application for a Proposed Certificate of Lawfulness for a loft conversion and rear dormer with three roof lights to the front elevation. Approved

AWDM/2122/21 - Householder application for permitted development for prior approval for single storey flat-roof extension to rear of property, measuring

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4.5m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.8m. Prior Approval Not Required

AWDM/2114/21 – Proposed two storey side extension. Granted 14.1.22

Consultations

None undertaken.

Representations

None received.

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)
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

The side extension is as approved in 2022. It will not be harmful to neighbour amenity. The side gable window is a secondary window to the en-suite. To avoid overlooking a condition is recommended that this window be fixed shut below 1.7 metres and obscurely glazed to minimum level 3.

The roof extensions will not cause any significant overlooking. The rear garden is 23 metres deep. No.36 has a rear dormer.

Visual amenity

The revised dormer extension with the ensuite element reduced in size breaks up the mass of the dormer. It is now acceptable in visual amenity terms.

Recommendation

APPROVE

Subject to Conditions:-

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1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Gable window obsc and non-openable below 1.7 metres.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 1.8.25
Authorised by:	Peter Barnett	Date: 1 August 2025