Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0350/25 **Recommendation – APPROVE**

Site: **15 Park Way, Southwick, BN42 4LD**

Proposal: **Removal of existing extension and construct enlarged extension.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the west side of Park Way, in Southwick and is situated on rising land. No. 15 is a semi-detached bungalow within an area characterised by semi-detached bungalows. Many of the properties within the locale have been extended in some form.

The application site has been extended to the rear with a flat roof single storey extension close to the boundary with its adjoining neighbour no.13.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes

- Removal of the existing rear extension and replace with a wider extension across the full width of the bungalow measuring some 7.5m wide x 4m deep x 2.85m high

Relevant Planning History:

No Planning but Build Regs for rear extension 1989

Consultations: None

Representations: None received

Expiry Date:

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposal will be to remove the existing rear extension which is approx. 3m deep x 4.7m wide, and to replace with a deeper and wider (4m x approx. 7.6m) rear extension. But unlike the existing extension which is shown to be up to the mutual boundary with the adjoining neighbouring property no. 13 Park Way, it will be indented by 150mm.

No. 13 has an existing rear extension that comes out further than the existing extension at the application site, to approx. 3.89m.

The proposed extension at no. 15 is thereby some 011mm deeper than its neighbours. This increase is not considered to materially affect the existing residential or visual amenities of the adjoining neighbours.

The height of the proposal will be higher than the eaves and set into the rear roofline of the bungalow, this is due to requirements from the Building Regulations for new build extensions to have warm roofs. The proposal will be to the north of no. 13 and thereby there will be little overshadowing from the increase in height.

The neighbour to the north (no. 17) has a window in the side elevation of its extension, and the elevation is approx. 3m distant from the side elevation of the existing bungalow at no. 15. The proposed extension will result in a similar situation to that window, however, it is not considered to be unacceptable with residential properties in close proximity to one another, although it would not be unreasonable to condition any approval to require that no new windows should go into the side (north) elevation of the proposed extension.

The extension will be some distance from the rear neighbour no. 46 Milton Drive, and will not cause any material harm to that property.

Recommendation

APPROVE subject to Conditions:-

Expiry Date:

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.05.2025

Authorised by: Peter Barnett Date: 15 May 2025