

Development Management - Delegated Officer Report

Application Number: AWDM/0027/26

Recommendation – Approve

Site: 57 Downland Avenue, Southwick

Proposal: Demolish existing conservatory and construct a single storey rear extension

Date of site visit: 26 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Downland Avenue. It has a conservatory across part of the rear elevation which is to be removed and replaced with a single storey brick-built extension which will run across the full rear elevation.

As amended, it will measure 3.8m deep and 3.7m high with a monopitched roof which drops to 2.8m high furthest from the house.

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

Relevant Planning History

None

Consultations

None

Representations

None received

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.

Residential amenity

The existing conservatory measures 3.8m deep on the boundary with the attached property No. 55, to the west. The proposed extension has been reduced during the course of the application from 4.4m to 3.8m deep. Ordinarily, an extension within 1m of a shared boundary with a semi-detached house should not exceed 3.5m deep (DM Standard No. 2) but in this case the proposed replacement extension to the same depth is considered to be acceptable.

The proposed extension will have a higher roof and a more solid side wall than the conservatory but it is considered that a 300mm increase in length beyond what would normally be allowed is acceptable because of the presence of the existing conservatory and the lowest part of the roof being at the furthest end of the extension. The extension is to the east of the attached neighbour and there is an existing boundary fence. Overall, the impact is not considered to be sufficiently harmful to warrant refusal. No objection has been received.

To the east, the neighbouring house is separated from the extension by a shared driveway and no harm is considered to occur.

Visual amenity

The extension is at the rear and not visible from the street. It is in keeping with the existing house and visually acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: Peter Barnett

Date: 10 February 2026

Authorised by: Jo Morin

Date: 10.02.2026