Expiry: 23/4

Development Management - Delegated Officer Report

Application Number: AWDM/0248/25 Recommendation – Grant

Site: 113 The Crescent, Southwick

Proposal: Proposed single storey rear extension (existing conservatory removed) and hip to gable roof extension and rear dormer.

Date of site visit: 10/4 and 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the north side of The Crescent opposite the junction with Springfield Road. The property has been extended to the rear. No. 111, the attached bungalow has front and rear dormers but no rear extension. No. 115, to the east has a single storey side extension. No. 117 has raised its gable as has No. 121 which also has front and rear dormers.

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

Permission is sought to raise the side gable and to add a rear dormer. An existing conservatory on the boundary with No. 111 is to be replaced. This extension is 2.6 metres in depth and takes the current full depth on this boundary to 4.7 metres. It is 2.9 metres in height.

The raised gable and rear dormer create two bedrooms and a bathroom upstairs. A front rooflight is also proposed but no side gable window.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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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 its surroundings.

Residential amenity

The replacement rear extension will have little extra impact on the living conditions of occupiers at No. 111. No. 111 has a shed on the boundary in the same area and shrubbery.

The raised gable is set off the shared boundary with No. 115. No. 115 does not have side windows in its side extension. Raised gables and rear dormers are a common feature of the street including a rear dormer at No. 111. No significant overlooking will result.

Visual amenity

Other properties in the street have a mixture of raised gables and front and rear dormers. The proposal will not be out of character.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 20/5/25
Authorised by:	Peter Barnett	Date: 20 May 2025