Expiry: 4/8

Development Management - Delegated Officer Report

Application Number: AWDM/0646/25 Recommendation – Grant

Site: 4 Wilby Avenue, Southwick

Proposal: Raised terrace to south elevation

Date of site visit: 4/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Wilby Avenue. The property has an integral garage and its front door in the east side wall.

Lands slopes down from the road with rear garden level at a considerable height below rear internal floor level.

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 associated with it.

The proposed terrace is on the east side of the rear wall just inside the flank wall. There is a side passage with steps down to the rear garden closer to the boundary with No. 6. The terrace is 2.5 metres deep and 3.5 metres wide. It is 850mm in height and includes 3 steps down to it from the kitchen/diner. Clear glazed balustrading is proposed on 3 sides 1100mm in height. There is no access to the garden from it.

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)

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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

No. 6, to the east, has an unrailed raised deck area with seating which is clearly visible from the side passage/front door and steps into the garden. No permission can be found for it. The boundary fencing between the site and No. 2 is in a poor state of repair and is in the process of being replaced to a slightly higher level.

The deck is approximately 1.3 metres away from No. 6's boundary. It is modest in scale. It is not considered that any greater or more significant overlooking will occur.

The terrace is 5.5 metres away from No. 2's boundary. No. 2's garden angles and this boundary has fencing and trellis on it to at least 2 metres in height. Again, it is not considered that significant overlooking will occur.

Visual amenity

The proposal is acceptable on this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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.

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2. This permission relates to the development described only. It does not include permission for extensions or other alterations at roof level.

Case Officer:	MOK	Date: 11/7
Authorised by:	Peter Barnett	Date: 11 July 2025