

Development Management - Delegated Officer Report

Application Number: AWDM/0175/26

Recommendation – Approve

Site: 292 Old Shoreham Road, Southwick

Proposal: Proposed rear / side extension to provide annex for dependent relative

Date of site visit: 25 February 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the south side of Old Shoreham Road, close to the junction with Hadrian Avenue. It is proposed to replace an existing outbuilding in the rear garden with a single storey flat roofed extension which will run along the eastern side boundary of the rear garden and will attach to the side of the house. The proposal will result in annex accommodation for a dependent relative comprising a single bedroom, living room and kitchenette and bathroom. A shared utility room attached to the house enables access to and from the annex and links with the main house to ensure that the accommodation is used as an ancillary unit.

It will measure 11.25m long (measured from the existing rear wall of the house) and 3.8m wide. It will be 3.6m high at its southern rear end, because of a change in ground level, and 3m high at the front. It will be flat roofed with a false pitched roof at the front. It is to be timber (cedar) clad.

Relevant Planning History

None

Consultations

Drainage – No objection.

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.

Visual amenity

From the street, the extension will be sufficiently set back to not have a significant visual impact. It will appear as a taller building than the neighbouring garage but no visual harm will occur.

Residential amenity

At 11m long it is a large addition. It will replace an existing outbuilding in a similar location but will be deeper. The neighbouring dwelling to the east has a garage on the other side of the boundary and the extension will be sufficiently distant from the rear of that house to not cause a loss of light or outlook. While taller and longer than the neighbour's garage it is not considered that it will have an overbearing impact. The front part of the extension is separated from the side of No. 294 by a driveway and it will not be directly in front of side windows at 294.

To the west, the attached neighbour has a rear conservatory extension. There is a low boundary fence and views are possible from the existing rear decking at 292 into the neighbour's garden. There are a number of windows on the west side of the extension which will face towards the neighbour at 290. There will be a distance of 4.9m to the boundary which provides some separation and, taking into account the existing relationship and extent of mutual overlooking, it is not considered that the proposal will result in intrusive overlooking or harm to residential amenity.

To the rear, there is over 30m separation to the houses in The Crescent and no loss of amenity will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No windows on the east elevation of the extension.
5. Ancillary only

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

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.

Case Officer: Peter Barnett

Date: 10 March 2026

Authorised by: Louise Prew

Date: 10/03/2026