Expiry: 19/8

Development Management - Delegated Officer Report

Application Number: AWDM/0816/25 Recommendation – Grant

Site: 16 Albert Road, Southwick

Proposal: Single storey rear infill extension.

Date of site visit: 8/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced Victorian house on the north side of Albert Road just off Southwick Green. As built these houses have two storey narrower outriggers leaving paired lightwells to the rear facing living room and side kitchen windows. No. 17 has extended into their lightwell.

The site is within Southwick conservation area but is not a listed building. There are no TPO's on the site. The site is in flood zones 2 and 3 but there is no known surface water risk.

Permission is sought to infill the side return extending the full depth. It measures 4.6 metres in depth and 1.7 metres in width. It has a party parapet wall 2.8 metres in height with a mono pitched roof rising to 3.5 metres away from the boundary. It is proposed with a glazed roof and full height glazed panel in the end wall.

Relevant Planning History

None.

Consultations

ADCAG: No response

Representations

Objection from No. 17 as follows:

Whilst not objecting primarily to our neighbour's planning application for a rear side extension, we wish to make the following comments. We would like their application to be assessed in the same, equal manner as ours Ref: AWDM/1644/23 and that of 32 Albert Rd Ref: AWDM/014622 as defined in the Delegated Officer Report of 3/1/24, a copy of which is attached. We wished to extend level with the rear of our property but were denied, even under appeal, for the reasons you gave on page 2 under Principle, Visual & Residential amenity and that we live in a conservation area.

Expiry: 19/8

Should the application be passed in its current form we would be perplexed. Therefore, if this is the case we would like you to provide us with reasons to support such a decision and that the criteria is now varied. The construction would be attached to the dividing wall between the two properties and therefore we cannot see any difference.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
Southwick Conservation Area Appraisal

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 setting of the Southwick conservation area.

Residential amenity

Adopted Development Management Standard 2 para 3.3 reads:

3.3 Where dwellings have been
built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners co-
operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light.

Adopted Local Plan policy 15 supports this and states:

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

No. 17 has extended to a depth of 3 metres and has only a high level window in the end wall of its extension. Consequently, the impact of No. 16 extending to the full depth of 4.5 metres will be much less significant on No.17 as it will not leave No. 17's original rear window in a deep recess and nor will it be harmful to a side kitchen window. The extension at 1.5 metres deeper than No. 17 is not contrary to policy 15 or adopted Development Management Standard 2 and will not cause any significant harm.

Expiry: 19/8

Np. 15 is unaffected by this proposal as it is away from the shared boundary.

Heritage/Visual amenity

The extension is to the rear and will not be readily visible in the public realm. It will not be harmful to visual amenity and will preserve the character of the conservation area.

Flood Risk

The EA's Standing Advice has been completed and the extension is to be built with floor levels no lower than the existing levels and with flood resilience measures built in.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No west 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: 13/8/25
Authorised by:	Peter Barnett	Date: 13 August 2025