Expiry: 28/11

Development Management - Delegated Officer Report

Application Number: AWDM/1252/25 Recommendation – Approve

Site: 81 Overhill, Southwick

Proposal: Demolition of existing garage and replacement with single storey annexe/outbuilding.

Date of site visit: 7/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the west side of Overhill which has been extended into the roof. The site has a detached high sided garage outbuilding behind the rear wall on its north side accessed via a shared drive with No. 83.

This is an established residential area. Land slopes up from the south. 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.

Permission is sought to replace the garage with a single storey annex. The annex is 1 metre longer and 1 metre wider than the existing garage. It measures 7.5 m x 3.6 metres and has a pitched roof with a maximum height of 3.2 metres. It is less high on the boundary with No. 83 than the garage building. A proposed area of decking 1.8 metres deep runs the full width of the annex and a further 1100mm towards the back of the existing house.

The annex includes a kitchen/living/bedroom with separate shower room and has French doors and a window facing south and a further window in the west wall. The shower room window has been relocated from the north to the east wall.

Off white composite cladding is proposed for the south and west elevations with black anthracite polymer coated steel panels for the north and east elevations. A rubber roof and grey uPVC windows and doors complete the external materials.

Relevant Planning History

SW/53/00 - Rooms in roof (with part-hipped gable at rear and dormers at front & north side) & replacement rear conservatory. Granted

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Consultations

Highways: No objection.

Representations

No. 83 objected to a window in the north elevation overlooking their garden. This shower room window has been moved to the east elevation looking down the driveway.

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 annex building will have no significant impact on any neighbour in terms of its scale.

The site has a higher ground than No. 79, to the south, and the common boundary is relatively low level. The proposed kitchen window and French doors will look towards 79's garden from a slightly elevated position at a distance of 6 metres.

It is not considered that significant overlooking will occur. It is already possible to sit or stand in the garden at closer proximity to the boundary and there is garden furniture in this area.

The accompanying statement with the application confirms the annex is required by an older family member who will be supported by family from the main house to live semi independently. It is not intended to include a full kitchen or laundry facilities. Access will be from the rear garden only. On this basis it is considered that the use is ancillary to the main house and should not result in any significant nuisance to neighbours.

Visual amenity

The annex is set well back from the road and will not be highly visible in the public realm.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No north side windows
5. Ancillary only

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

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: 14/11
Authorised by:	Peter Barnett	Date: 14 November 2025