Development Management - Delegated Officer Report

Application Number: AWDM/0837/25 Recommendation – Approve

Site: 51 Holmbush Way, Southwick

Proposal: Extensions to the side and rear, including roof extension to form gable end. Existing and extended roof space to be used as accommodation with dormers to the front and rear. Front porch.

Date of site visit: 8/8

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 Holmbush Way, close to the junction with Oakapple Road. It is one of 10 identical semi detached bungalows in a row, as built. These 10 bungalows are set well back from the road and on slightly higher ground with front gardens and in many cases car parking on the frontage. No. 49, to the west is also a semi detached bungalow but of a different design. It sits much closer to the road. Bungalows opposite follow the design of the application site.

The application site is a brick built bungalow under a clay tiled roof. It has a has a front bay window and a partial width rear outrigger with a lower hipped roof.

The rear garden continues to climb northwards and the site has a detached garage in a compound off Oakapple Road with a pedestrian gate into the garden in its back wall.

No. 53 is unextended. Others in the block of 10 have raised their gables and added front and/or rear dormers. Some have extended the rear outrigger as proposed.

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 add a side extension with fully gable roof, a full width rear dormer, front dormer and to extend the rear outrigger by 4.7 metres and follow the existing roof line. The front door is to be moved from the side wall into the front wall and a flat roofed porch added.

The application has been revised since first submitted to remove an additional rear extension in the lightwell and on the boundary with No. 53. A front bay window has been removed and the roof of the extension to the rear outrigger has been brought down to follow the line of the existing roof. Extending the rear outrigger will necessitate excavation of part of the rear lawn area which is

on higher ground to the patio area. The front dormer has been reduced in size and fenestration in the front elevation more closely reflects the original fenestration pattern. Matching materials are proposed.

Relevant Planning History

None.

Consultations

None.

Representations

5 neighbours notified. Owners of No. 49 have confirmed they have no objection to the proposal.

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

An extension on the shared boundary with No. 53 has been removed from the proposal.

Increasing the length of the existing rear addition by 4.7 metres will not result in significant harm as it is 2 metres off the shared boundary and the roof profile has been reduced to follow the line of the existing roof and will continue to hip away from the common boundary.

No. 49, to the west, sits much further forward in the streetscene. The entirety of the side extension begins more than 5 metres beyond the rear wall of No. 49 and will form the new shared garden boundary. Owners of No. 49 have confirmed they do not object to the extension (these comments refer to the larger superseded scheme) and have agreed to allow access for the build to commence. Given the extensions are away from their more intimate garden area and dwelling itself and due east, it is considered that no significant harm to light nor overbearing impact will occur.

Visual amenity

Widening this semi detached bungalow to the boundary with a gabled roof and moving the entrance to the frontage, including a porch will unbalance this pair of semi detached bungalows. However, considerable change has occurred in the street and in the wider area. Gables have been raised on some properties and front and/or rear dormers have been added of varying designs. The extension also reflects a similar extension added to 63 Hill Farm Way, to the north, which has assimilated well into the streetscene.

In the circumstances it is considered that the revised side extension will not result in significant harm to the streetscene.

The raised gable and front and rear dormers also reflect those added to properties nearby.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows in side walls of extensions.

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: Marie O'Keeffe Date: 2 September 2025

Authorised by: Peter Barnett Date: 3 September 2025