

Development Management – Delegated Officer Report

Application Number: AWDM/0452/26 Recommendation: APPROVE

Site: 90 The Gardens, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 2nd June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace, two storey dwelling within a street of similar properties. There are two single storey rear extensions as existing, one of which projects beyond the side of the building. Consent was originally sought to remove the existing extensions and build a single storey flat roof extension with roof lantern 4.3 metres in depth.

Due to the adjacent, attached dwelling having a recessed opening adjacent to the boundary, Officers advised that the extension should be reduced to the depth of the existing extension on the boundary to limit any further loss of light and overbearing impact. Amended plans show the extension limited to 3.3 metres along the boundary with a chamfered edge set in from the boundary then extending to 4.3 metres in depth as originally submitted. The extension will be rendered to match existing.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (December 2024)

WSSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the property, therefore not clearly visible within the street scene. There is a projection to the side of the property which will be visible within the street scene, however this is set back and limited in width. The extension is subservient in appearance and with materials to match is in keeping in character with the existing building and surrounding built environment. There are other rear extensions visible, the adjacent property has a flat roof extension. There will be no adverse impact in terms of visual amenity.

Residential amenity

The main property to be affected is the attached dwelling with the recessed opening adjacent to the boundary to the east. As amended with the reduction along the boundary this impact is deemed acceptable on balance. The opening adjacent does, as existing, have limited outlook and light due to the extension at the adjacent dwelling and also the existing extension at the application site. This can therefore be supported.

There is a side window on the west side which faces onto an access to the side it is also high level and serves the shower room so there is not likely to be any loss of privacy as a result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render.
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker

Date: 30th June 2026

Authorised by: Peter Barnett

Date: 30 June 2026