Development Management – Delegated Officer Report

Application Number: AWDM/0673/25 Recommendation: APPROVE

Site: 28 Millcroft Avenue, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 24th June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. There is a shared access to the side of the bungalow with the neighbouring dwelling leading to garages/outbuildings to the side/rear of the bungalows. There is a rear projection on this side of the building with a flat roof extension attached.

Consent was originally sought to add a single storey rear extension within the recessed space adjacent to the boundary with the attached bungalow and to the rear of the rear projection, (removing the existing extension) to form a large open plan kitchen/diner. Adjacent to the boundary the depth was 7.5 metres and 4.8 metres to the rear of the existing projection.

Following officer's advice the depth on the boundary has been reduced to 5.8 metres (3.5 metres beyond the neighbouring extension.) and the depth beyond the projection has been increased to 5.1 metres. The extension is stepped in adjacent to the boundary. The extension is of flat roof design with rooflights proposed, it is to be finished with painted render 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)
WSCC 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

As amended the extension is a subservient addition in keeping with the existing bungalow and surrounding built environment. Extensions of this style, design and scale are commonplace within the locality. It will not be visible within the street scene.

Residential amenity

The extension will be adjacent to the boundary with the attached bungalow. There is a rear conservatory extension adjacent. The proposed development as amended will extend 3.5 metres beyond the neighbouring extension. This therefore complies with Development Management Standards and will therefore not be considered to be harmful in terms of loss of light and overbearing impact. There is glazing to the side of the conservatory which will be adjacent to the blank side wall of the new extension. The impact here in terms of loss of light and outlook would not warrant a refusal. The main aspect is to the rear with ample light and outlook. A condition is attached to ensure that no additional openings are added to the side elevations of the extension to avoid loss of privacy.

To the north the side elevation of the neighbouring bungalow is visible due to the shared access. There are windows along the side elevation of both properties facing each other and the neighbour has a rear conservatory with glazing in the side elevation overlooking the application site. The proposed extension will have a solid side elevation with a back door proposed. There is currently glazing where the back door will be positioned. There will therefore be a greater level of privacy than currently exists. The proposed extension will be in line with the rear of the neighbouring bungalow as extended and there is space between the dwellings. There will be no loss of light, privacy or overbearing impact in this case which would warrant a refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing, painted render
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st July 2025

Authorised by: Peter Barnett Date: 21 July 2025