Development Management – Delegated Officer Report

Application Number: AWDM/0609/25 Recommendation: APPROVE

Site: 30 Manor Hall Road, Southwick, West Sussex

Proposal:Single storey infill extension.

Date of Site Visit: 24th Jun 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of both bungalows and houses and there is a parade of commercial uses opposite the site. There is a driveway to the front, a garage attached to the side of the house and a two storey rear extension. There is a recess between the boundary with the attached dwelling and the existing rear extension. Consent was originally sought to add a single storey infill extension 4.5 metres in depth. This is proposed adjacent to the attached dwelling. Following officer's advice, amended plans have been received and the extension has been reduced to 3.5 metres in depth. It is of flat roof design with a roof light and doors onto the garden, a bedroom is required for a dependent relative. It is brick at low level and white painted render above.

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

The extension is to the rear of the dwelling, not visible within the street scene. It is within the recess with a slight overlap. Reduced to 3.5 metres in depth and with a subservient flat roof design the extension will be in keeping with the scale, design and appearance of the existing dwelling. There are other extensions within the vicinity of the site. The materials are sympathetic to the existing building.

Residential amenity

The extension is adjacent to the boundary with the attached dwelling, the neighbouring dwelling has no rear extension. The proposed extension at 3.5 metres in depth will comply with Development Management Standards. It is therefore not considered to have any adverse impact upon the residential amenities of the adjacent occupiers. There will not be significant loss of light or outlook, there are no side windows proposed and a condition will be attached to ensure this is the case.

As the extension is in a recess there will be no adverseimpact upon the dwelling to the east. Although there is a slight projection, this is minor and set in away from the boundary with the property to the east. No harm will occur in this case. Support can therefore be given for the proposed extension as amended.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render and brick
4. No additional windows on the west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

Case Officer: Hannah Barker Date: 21st July 2025

Authorised by: Peter Barnett Date: 21 July 2025