Expiry: 11/8

Development Management - Delegated Officer Report

Application Number: AWDM/0754/25 Recommendation – Grant

Site: 21 Milton Drive, Southwick

Proposal: Single storey flat roofed rear extension

Date of site visit: 9/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the west side of Milton Drive. The house has a wide side passage paired with No. 19 on its north side.

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.

Planning permission is sought to erect a flat roofed rear extension 4 metres in depth and 3 metres in height. It is full width and replaces a half width conservatory. It is shown 200mm off the shared boundary with No. 23.

Relevant Planning History

None.

Consultations

None.

Representations

4 neighbours: None received.

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

Expiry: 11/8

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 an/d its surroundings.

Residential amenity

Both neighbours have rear extensions. No. 23's is to the same depth and has no side windows. No. 19, to the north, sits deeper into the garden and has a 3 metre deep extension. There is a kitchen window in the end of the original side wall added when their extension was built it would appear. The plans at the time show that this kitchen leads on to their extension.

The paired side passageways ensure sufficient separation exists between the two properties to avoid any significant loss of light to No. 19's kitchen.

Visual amenity

The extension is to the rear and appropriate to this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 18/7
Authorised by:	Peter Barnett	Date: 18 July 2025