Expiry:23/7

# Development Management - Delegated Officer Report

**Application Number: AWDM/0670/25 Recommendation – Grant**

**Site: 67 Holmbush Way, Southwick**

**Proposal: Front Dormer**

**Date of site visit: 11/6**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the north side of Holmbush Way. The properties have deep front gardens on land which rises up from the road.

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 front dormer. The roof has recently been extended, unfinished, with a raised gable and rear dormer. The applicant says under permitted development.

## Relevant Planning History

AWDM/1216/24 – single storey rear. Granted

## Consultations

1 objection from No. 66, opposite at the front.

## Representations

None received.

## Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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**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**

The extension is to the front and will overlook front gardens and the road. No. 66, the objector is more than 35 metres away. No significant overlooking will occur.

**Visual amenity**

There are a number of similar front dormers in the street. There will not be harm to visual amenity.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. 3 year time limit
3. Materials to match

**Is recommendation contrary to letter(s) of representation? Y**

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.

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| Case Officer: | MOK | Date: 11/7 |
| Authorised by: | Peter Barnett | Date: 11 July 2025 |