Expiry: 31/3

Development Management - Delegated Officer Report

Application Number: AWDM/0107/25 Recommendation – Grant

Site: 70 Downlands Avenue, Southwick

Proposal: Single storey rear extension with external steps.

Date of site visit: 5/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the south side of Downland Avenue close to the junction with Lower Drive and St Theresa's catholic church.

Land slopes down from the road towards the back garden with the internal rear ground floor level considerably above garden level. The rear building line is staggered on these properties with the kitchens, on the outside edges, deeper than the Living rooms on the party wall. There is a raised patio platform outside the rear living room with steps down to the garden. This is a common feature of these properties where they have not been extended.

The property shares a drive with No. 68, to the west, and includes a dilapidated garage beyond the rear building line. No. 72, to the east is unextended to the rear and there is a typical 2 metre high panel fence between the neighbours at common patio level which steps down further into the garden.

The site is not in a conservation area and is not a listed building. There is no known flood risk associated with the site and are no protected trees.

A maximum 3 metre deep extension is proposed, 2.095 on the outside edge. The extension will have a mono pitched roof with a maximum height of 4 metres and 3.053 to underside of eaves when measured from natural ground level. Bi fold doors and 5 centralised steps down to the garden are proposed to deal with the 750mm difference in floor level to garden level.

Relevant Planning History

1383/24 – Front porch. Granted.

1382/24 - Application for a Lawful Development Certificate for a proposed hip to gable end loft conversion with flat roof rear dormer and front rooflights. Certificate Issued.

Expiry: 31/3

Consultations

None.

Representations

Neighbour at No. 72 is concerned about loss of light and an overbearing impact on their patio and living room. They do not want to see any side windows overlooking their property.

Are the external steps directly off the extension? Is there or could there be a raised patio beyond the extension? This would affect our privacy.

Could the height be reduced and steps down into the extension internally to minimise the overbearing impact?

If the fence has to be removed and access given we would need assurances that it would be replaced to the same standard.

We also would like confirmed time frames for the building works and compensation if they overrun.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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 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

There are currently two small steps down from the living room to the raised patio level. It is proposed that the new extension will have the same floor level as the house. The existing platform is approximately 700mm above garden level. No. 72 has a similar platform/patio area outside their rear living room.

In effect therefore the flank wall height adjacent to No. 72 will be 700mm less than the maximum height i.e. 3.3 metres to ridge and 2.353 to the underside of the eaves.

In respect of single storey extensions Development Management Standard 2 states:

Expiry: 31/3

On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

It does not specify maximum heights for such extensions.

It is not considered that any significant harm will be caused to residents of No. 72 in terms of light, outlook or any overbearing impact.

No. 68 is the other side of the shared drive and will be unaffected.

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? Y

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: 11/3/25
Authorised by:	Peter Barnett	Date: 11 March 2025