



PLANNING STATEMENT

Proposal : Single Storey Rear Extension
at
Address : 7, Colebrook Road, Southwick,
BN42 4AL

1. Introduction

1.1 This Planning Statement has been prepared in support of a householder planning application for a single-storey rear extension at 7 Colebrook Road, Southwick, BN42 4AL, providing an open-plan kitchen, dining, living and utility area and incorporating the existing rear annex.

1.2 The statement is the principal planning document accompanying the application. It describes the site and proposal, sets out the relevant planning policy framework, and assesses the proposal against that framework and the other material considerations. To avoid duplication, matters of detailed design are addressed in the accompanying Design and Access Statement, and this statement summarises those conclusions and addresses the wider planning considerations. It should be read together with the Design and Access Statement and drawings A-001 to A-021.

2. Site and Surroundings

2.1 The application property is a detached chalet-style dwelling with accommodation over ground and loft levels, with an existing rear annex and a shed in the rear garden, in a residential street in Southwick. The dwelling is not listed and, subject to confirmation, does not lie within a conservation area. The site lies within the built-up area and within Flood Zone 1. The site and its context are described more fully in the accompanying Design and Access Statement.

3. The Proposal

3.1 The proposal comprises the demolition of the existing single-storey rear elements and the existing shed; the erection of a single-storey rear extension providing an open-plan kitchen/dining area, a family/living room and a utility room, together with an enlarged bathroom; the connection and incorporation of the existing rear annex into the main dwelling; and associated internal reconfiguration. The extension is single-storey with a flat roof incorporating rooflights, finished in facing brickwork. The main roof form and loft accommodation are unaltered.

3.2 The property remains a single dwellinghouse in single-family occupation. There is no change of use and no separate or additional unit of accommodation is created; the incorporation of the annex consolidates the accommodation within a single planning unit. The detailed design is set out in the Design and Access Statement.

4. Relevant Planning History

4.1 The relevant planning history of the site should be confirmed against the Council's online planning register prior to submission.

4.2 Subject to confirmation of the above, there is no planning history that would weigh against the present proposal, which comprises alterations and a single-storey extension to an existing dwellinghouse.

5. Planning Policy Framework

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is the Adur Local Plan 2017 (adopted 14 December 2017).

5.2 The following adopted policy is most relevant:

- **Policy 15 – Quality of the Built Environment and the Public Realm**, which requires development to be of a high standard of design that respects and enhances the character of the site and the surrounding area, and which protects amenity.

5.3 The Council's **Development Management Standard No. 2 – Extensions and Alterations to Dwellings** is a material consideration providing detailed guidance on the design and amenity of householder proposals, including the effect on neighbouring properties and on the host dwelling. The flood risk policies of the Adur Local Plan 2017 are also relevant, as addressed below. At the national level, the National Planning Policy Framework — including the presumption in favour of sustainable development and Chapter 12 (Achieving well-designed places) — is a material consideration.

6. Planning Assessment

Principle of development

6.1 The proposal does not create any new dwelling or change of use. It comprises the extension and alteration of an existing dwellinghouse, including the incorporation of an existing ancillary annex, to improve and enlarge the accommodation for the occupying household. Development of this kind, where acceptable in design and amenity terms, is acceptable in principle and accords with the development plan.

Form of the application

6.2 The scale of the works — a substantial single-storey rear extension and the incorporation of the rear annex — is beyond what is permitted under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The application is therefore correctly made as a full householder planning application.

Design

6.3 The detailed design is addressed in the Design and Access Statement. In summary, the extension is single-storey and subordinate, does not alter the main roof form or height, and is finished in facing brickwork to match or complement the existing dwelling. It accords with Policy 15 and the Council's Development Management Standard No. 2.

Neighbouring amenity

6.4 The proposal has been designed to protect neighbouring amenity, consistent with Policy 15 and the Development Management Standard. As a single-storey structure of limited height, it has limited potential for overbearing impact, overshadowing or loss of privacy. As the extension and the connection to the annex extend single-storey development down the plot, the relationship to the side and rear boundaries is the key matter, and the separation distances and the position of neighbouring windows should be demonstrated on the site/block plan, applying the Council's 45-degree daylight guidance, to confirm that no undue harm arises.

Flood risk

6.5 The site lies within Flood Zone 1, the lowest probability of flooding. As a householder extension in Flood Zone 1, the proposal does not require a Flood Risk Assessment and the sequential test is not engaged. Notwithstanding the coastal location, surface water from the flat roof is to be managed sustainably within the curtilage, with the drainage strategy confirmed at the Building Regulations stage.

Access and parking

6.6 The proposal does not alter the means of access to the dwelling or the existing parking arrangement. No highways or access objection arises.

7. Planning Balance and Conclusion

7.1 The proposal is a single-storey rear extension and the incorporation of an existing annex, enlarging and improving the accommodation of an existing dwellinghouse. Subject to confirmation of its siting on the site/block plan, it accords with the development plan: it is acceptable in principle, is well designed and subordinate in scale (Policy 15 and Development Management Standard No. 2), preserves the amenity of neighbouring occupiers, and raises no flood-risk, parking or access objection.

7.2 The material considerations, including the NPPF's support for good design and sustainable development, weigh in favour of the proposal, and there are no material considerations that indicate the application should be determined otherwise than in accordance with the development plan. It is respectfully submitted that planning permission should be granted.