Expiry: 16/4

Development Management - Delegated Officer Report

Application Number: AWDM/0214/25 Recommendation – Approve

Site: 72 Southwick Street, Southwick

Proposal: Single storey rear extension

Date of site visit: 26/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house on the east side of Southwick Street. The property has an existing flat roofed rear extension with lean to addition across its rear wall. Permission is sought to replace these with a 4 metre deep rear extension, 3 metres in height.

The site is not in a conservation area and is not a listed building. Southwick conservation area begins on the opposite side of the road. There are no TPO's on the site. The rear of the site is at intermediate risk of surface water flooding.

Relevant Planning History

SW/161/77/TP - Demolition of store and erection of extension. Granted

Consultations

None.

Representations

None received.

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)

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

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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 proposed extension is 1 metre deeper than the existing addition and no closer to either boundary.

No. 74, to the north, is a different styled semi detached property with an original two storey rear addition closest to the shared boundary a little less deep than the existing rear extension on site.

No. 70, has been extended to the rear ground floor and there is a shared driveway between the properties.

No significant neighbour harm will result.

Visual amenity

The extension is appropriate on 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: 26/3/25
Authorised by:	Peter Barnett	Date: 26 March 2025