

Development Management – Delegated Officer Report

Application Number: AWDM/1583/25

Recommendation: APPROVE

Site: 97 The Crescent, Southwick, BN42 4LH

Proposal: Front dormer

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached gable end bungalow located on the north side of The Crescent, and has an existing single storey rear extension and a rear outbuilding. There is also a rear flat roof dormer, and rooflights within the front roofslope. The front amenity area has been made over to hardsurfacing for the parking of cars.

The section of The Crescent where the application site is contains predominantly semi-detached bungalows, with two storey dwellings within the section of the road to the west of the site. Many of the properties have rear extensions and many have front and/or rear dormers. The adjoining neighbouring property no. 95 has both front and rear dormers.

Proposal:

The application seeks permission to provide:-

- Front flat roof dormer

Relevant Planning Applications:

AWDM/0867/19 Application for Lawful Development Certificate for proposed hip to gable roof extension with rear dormer and Juliet balcony and 3 front rooflights.

Approved 12.07.2019

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 surroundings.

Visual and Residential Amenity:

The street and area comprise predominantly semi-detached bungalows of a similar design to one another. As mentioned above, some have undertaken roof extensions with dormers to the front and the rear, with the adjoining neighbouring property being one of them.

The proposed front dormer will be of a similar scale to its immediate neighbour no. 95 and will be set in from the sides of the roof. The current proposal will be similar in scale with the dormer on the neighbouring semi, thereby being in accord with the visual amenities of the locality

It is not considered that the dormer will result in any material loss of residential amenity to the neighbouring residential properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey

Date: 12.02.2026

Authorised by: Peter Barnett

Date: 12 February 2026