

Expiry: 3/8

Development Management - Delegated Officer Report

Application Number: AWD/0692/26

Recommendation – Refuse

Site: 184 Manor Hall Road, Southwick

Proposal: Demolition of existing garage and construction of new detached garage. Enlargement of existing side and rear extensions to form a wraparound extension with new mono pitched roof.

Date of site visit: 28/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the south side of Manor Hall Road and junction with Farm Way. Its side elevation is open to the road with the existing garage and access visible from both roads.

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 associated flood risk.

The existing house has a side extension and rear extension. It has a detached garage on its approximate southern boundary with 2 Farm Way. This garage has a low profile mono pitched roof.

Permission is sought to replace the side and rear extensions with a wrap around addition. The extension is 2.1 metres wide and extends 1.8 metres from the rear elevation. It has an eaves height of 2.4 metres and a ridge height of 3.4 metres. Adjacent to the boundary with No. 182 it has a parapet wall 2.9 metres in height.

Also proposed is a new detached outbuilding in place of the garage. The house extension has necessitated its movement forwards by 2.3 metres such that it is now set back from the pavement edge by only 1.3 metres.

The outbuilding includes a front storage area with the predominant floorspace devoted to a garden room. The roof has been revised to reduce the height. A gabled roof is now proposed, and the ridge height has been reduced by 650mm to 3.6 metres with an eaves height of 2.4 metres.

Relevant Planning History

SW/31/05/TP - Room In Roof (With Part-Hipped Side Gable And Rear Dormer). Granted

SW/77/98/TP - Two-Storey Side Extension And Alterations. Refused

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Consultations

Southern Water: No objection, standard informatives recommended.

Highways:

The site is accessed from Farm Way, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular access arrangement. In addition, the proposed development is not anticipated to give rise to a material intensification of use.

Regarding parking, a replacement garage is proposed – though it does not appear that either the existing or proposed garages are to be used for vehicle parking purposes. Existing hardstanding adjacent to the garage currently used for parking will be reduced in scale somewhat by the proposed extensions, which may result in the loss of one off-street car parking space. Consequently, this may result in one car needing to be parked on-street. Whilst no highway safety concerns would be raised in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations

11 neighbours notified – no responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'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 effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Policy 15 of the adopted local plan

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Development Management Standard No.2 "Extensions and Alterations to Dwellings" states:

Garages

3.18 Detached garages, where clearly visible from the public highway, should usually reflect the style and character of the dwelling and not be excessive in scale.

The revised height of the proposed garage is an improvement. However, the overall scale and position of the garage is considered to be harmful to the character of the area.

The current garage sits behind 2 Farm Way, the proposed outbuilding would extend in front of it. The proximity of it to the pavement edge, forward of No. 2 Farm Way and the general building line of Farm Way, together with its height represents an intrusive and assertive building that would be harmful to the general character. It would be visible from Farm Way and Manor Hall Road at this open, wide junction. It would not positively contribute to the sense of place, local character and distinctiveness of the area.

The applicant was asked to remove the front storage element of the building so that the garden building alone could be approved. This was declined.

The extension to the house itself is considered to be acceptable.

Residential amenity

It is not considered that the extension or outbuilding will be harmful to neighbour amenity.

Highways

The loss of the garage will not be significant in terms of local parking. It is likely that two cars will still be able to be parked off street.

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Recommendation

REFUSE

The outbuilding by reason of its scale and proximity to the pavement edge represents an overly assertive and intrusive addition to the streetscene which would be harmful to local character. It is therefore contrary to policy 15 of the local plan, adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the National Planning Policy Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Case Officer:

MOK

Date: 7/8/26

Authorised by:

Peter Barnett

Date: 7 August 2026