Development Management – Delegated Officer Report

Application Number: AWDM/0723/25 Recommendation: APPROVE

Site: 25 Victoria Road, Southwick, West Sussex

Proposal: Construction of replacement single storey rear extension.

Date of Site Visit: 18th August 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a ground floor flat within a semi detached, two storey building. No. 25 is the ground floor and no. 27 above. The site is within a street of semi detached and detached properties, many of which are dwelling houses some are flats. There are traditional style properties within the street many with attractive features. There is a rear garden and single storey extension to the rear.

Consent was originally sought to remove the existing rear extension and build a new single storey flat roof addition the full width of the building, 4 metres in depth. A balcony was proposed above part of the flat roof and new French doors proposed. Officers considered the balcony to be unneighbourly and out of character. It has therefore been removed. The single storey rear extension to the ground floor flat is for consideration only here.

Consultations:

WSP : - We would recommend the approval of the application.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The rear extension will not be visible within the street scene. It is a reasonable size and will be subservient in relation to the main building. It will provide a living/dining space to the rear of the ground floor flat. Materials to be used will match existing.

Residential amenity

The attached building is a single dwelling house, there are two storey and single storey extensions and a loft conversion as existing. There is a single storey flat roof extension adjacent to the boundary with a conservatory beyond. The proposed extension will be built abutting the boundary and the existing extensions. It will not extend further than the neighbouring extensions. It will comply with Development Management Standard No. 2 which states that single storey extensions adjacent or within 1 metre of the boundary should not exceed 3.5 metres beyond the rear of the adjacent dwelling, to include extensions.

To the other side there is spacing between the side of the extension and the boundary. There is a close boarded fence along the boundary. There are openings facing the side of the proposed extension and a recessed opening adjacent to the boundary. On balance, due to the limited height, being flat roof and single storey, the spacing between the extension and the neighbouring openings, there will not be such a loss of light or overbearing impact in this case to warrant a refusal. It is also noted that the original plans previously showed a side window which has also been removed to protect the privacy of the adjacent occupiers.

The site has a long garden and therefore there will be no impact to the occupiers to the rear and no harm also to the first floor flat above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south west elevation of the extension.
5. No use of extension as balcony.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 9th September 2025

Authorised by: Peter Barnett Date: 9 September 2025