Development Management – Delegated Officer Report

Application Number: AWDM/0499/26 Recommendation: APPROVE

Site: 27 Southview Road, Southwick, West Sussex

Proposal: Single storey infill/side extension.

Date of Site Visit: 17th September 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey characterful property with parking to the front for a single vehicle. There is a two storey projection to the rear adjoining the attached neighbour. Consent was originally sought to add a single storey extension to the side and rear of the property. Amended plans have since been received to show the side extension only. The side extension will infill space between the existing projection and the southern boundary. A flat roof is proposed with roof lights. This will provide an enlarged kitchen space.

The loft is converted and there is a rear flat roof dormer with Juliette balcony.

Consultations:

Southern Water: - It appears that the developer is intending to build over/close to a public foul sewer which is crossing the site. In order to protect drainage apparatus Southern Water requests that if consent is granted the relevant condition should be attached.

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 (August 2026)
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 proposal is an infill extension, single storey and flat roof. There are many similar developments within the street and this form of development is not uncommon in traditional streets such as this. The extension will not be seen in the street scene and it is a subservient addition. It will be finished in render to match existing.

Residential amenity

Due to the amended plans being submitted showing the side extension only, the neighbour to the south is the only property to be affected. The proposed extension will be built up to the boundary. There will be space remaining to the other side of the boundary fence due to the houses being separated by a passageway.

There are two ground floor circular windows along the side elevation of the neighbouring property. These currently face onto the fence and there are also many side openings at the application site facing towards the boundary.

The circular windows are fitted within decorative glazing and do not appear to offer any outlook. Due to the proximity to the fence, limited light will be gained via these windows. The extension being closer to these windows would further limit the light received by these windows. However, as they provide no outlook and limited light currently it is not considered that any impact would be significant here or would warrant a refusal. The extension does not extend further to the rear than the adjacent properties on either side. The proposed side elevation is also blank therefore improving the current situation where there are many openings facing the boundary.

It is noted that the southern elevation shows an air conditioning unit, this is to be within the building. Details of the product to be used have been sought by officers to assess any impact upon the adjacent occupiers with regards to potential noise impact. There would be no visual impact as the unit is to be contained within the building and will be low down screened by the boundary fence. The agent does not have the details at this time and has agreed to a condition being attached for details to be submitted and approved prior to commencement of works.

Recommendation

APPROVE

Subject to Conditions:-

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

5. Prior to commencement of works details of the Air Conditioning Unit as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Southern Water

Case Officer: Hannah Barker Date: 8th October 2026

Authorised by: Peter Barnett Date: 8 October 2026