Development Management – Delegated Officer Report

Application Number: AWDM/0203/25 Recommendation: APPROVE

Site: 11 Mile Oak Crescent, Southwick, West Sussex

Proposal: Single storey rear extension to property

Date of Site Visit: 4th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwellinghouse within a cul de sac of similar properties in Southwick. There is an existing two storey rear projection and glazed side extension. A single storey flat roof extension at the adjacent, attached dwelling forms the boundary and this and the two storey projection leave an existing recessed space at the application site. Consent is sought to infill this section to the same depth as the projections on either side with a flat roof single storey extension.

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 extension is to the rear of the dwelling not visible within the street scene. It infills a recessed area therefore will not be a prominent addition and will be subservient to the building. Brick work will match existing with a flat roof and black/grey windows.

There will be no adverse impact in terms of the character of the existing dwelling or surrounding locality.

Residential amenity

Due to the siting of the extension in the recess there will be no impact upon residential amenity. The extension will be screened from the properties on either side by the existing projections.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with flat roof and grey/black window frames.

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: Hannah Barker Date: 18th March 2025

Authorised by: Peter Barnett Date: 18 March 2025