Development Management – Delegated Officer Report

Application Number: AWDM/0468/25 Recommendation: APPROVE

Site: 2 Manor Hall Road, Southwick, BN42 4NB

Proposal: Single storey rear extension.

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:

No. 3 Manor Hall Road is situated on the south side of the road and is a detached bungalow but is linked to its neighbour to the east by their garages which have an adjoining parapet wall. The property has an existing single storey rear extension.

Manor Hall Road comprises predominantly detached and semi-detached bungalows, although there are also two storey dwellings further along the road.

Many properties in the locality have undergone extensions of some form.

Proposal:

The application seeks permission to:-

- Replace existing rear extension with a hipped roof larger extension;
- New rooflight in East roofslope;
- Window plus glazed sliding door rear elevation;
- Door and fenestration changes to west elevation

Relevant Planning History: None

Representations: None received

Consultations Archaeology:

Immediately to the west of the development site is the Scheduled Monument of "Romano-British villa at Manor Hall Road, Southwick". This designates the site of a Romano-British Villa, partially examined by archaeological excavation and confirmed to be on of the earliest examples in the country, with the first phase dating to between AD 70-80.

The area surrounding the villa and Scheduled Monument is delineated by an Archaeological Notification Area (HER DWS8595) that estimates the extent of the grounds of the villa and is likely to include associated buildings, industrial activity, and evidence of agriculture.

Given the close proximity to this nationally significant heritage asset, there is a likelihood of associated Roman remains, including high-status building elements, floor surfaces and accompanying finds being impacted by the groundworks associated with the development.

Accordingly, I recommend that the following conditions are applied to any consent, in line with NPPF para. 218, and Adur Local Plan policy 17.

Recommendation: Archaeological monitoring and recording.

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 dwellings and their surroundings.

Visual and Residential amenity

The existing extension measures to be approx. 2.3m deep x 7.9m wide, and the proposed extension will be approx. 3.3m deep x 7.86w, thereby being only some 1m deeper. It is not considered that the additional depth will result in any unacceptable loss of residential amenity to the adjoining property to the east, no. 4 Manor Hall Road.

The roof of the extension will be a hipped roof which will adjoin the existing hipped roof, and the new section of ridge will adjoin the existing ridge. The new roof will be of a better design than a flat roof, and although higher than a flat roof it will not be overdominant in the street scene or overbearing onto the adjoining dwelling no. 4.

The new rooflight will be lighting the ground floor area, thereby the cill height will be above 1.7m so there will be no resulting overlooking.

Archaeology

Archaeological monitoring with a written scheme of investigation has been recommended by the Council's archaeological advisor. However, given that the size of the extension only just exceeds that which could be constructed under permitted development, it is replacing an existing extension and there are other dwellings in the area with extensions that did not require an archaeological scheme, it is considered that, on balance, such a condition is not warranted here.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 02.07.2025

Authorised by: Peter Barnett Date: 8 July 2025