Expiry: 26/9

Development Management - Delegated Officer Report

Application Number: AWDM/0984/25 Recommendation – Approve

Site: 7 Manor Hall Road, Southwick

Proposal: Single storey rear extension.

Date of site visit: 29/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a linked detached bungalow on the north side of Manor Hall Road between the junctions with The Crescent and Milton Drive.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The site is not in a flood zone but part of the rear garden falls into an intermediate surface water flood risk area.

Permission is sought to add a pitched roof 5 metres deep extension on the rear elevation closest to No. 9's boundary. It is 4.3 metres wide, 6 metres off No. 5's boundary. It follows the current bungalow eaves line and has a ridge height of 4.9 metres with rear gable windows, two east side rooflights, French doors on the west side wall and PV's on the west side roofslope.

Relevant Planning History

None.

Consultations

WSP: No objection.

Representations

None 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)

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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.

Residential amenity

The extension is 6 metres off the boundary with No. 5 which has a garage nearest the common boundary.

Nos. 7 and 9 have adjoining side passageways. No. 9 has a rear addition 2.5 metres deeper than the current rear wall at the application site. The proposal will extend 2.5 metres beyond the rear wall of No. 9

The extension will not be harmful to either neighbour.

Flood Risk

The Council's drainage consultant has confirmed no objection on surface water flooding grounds. The EA's standing advice form has been completed and submitted confirming that the floor level will not be set lower than the existing level.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No east side windows.
5. WC window obsc to level 3, top opening only

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:	MOK	Date: 25/9
Authorised by:	Peter Barnett	Date: 25 September 2025