Development Management – Delegated Officer Report

Application Number: AWDM/0164/25 Recommendation: APPROVE

Site: 73 Cross Road, Southwick, West Sussex

Proposal: Single storey side extension.

Date of Site Visit: 18th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within Cross Road, Southwick. The street comprises many different property types and styles. Consent is sought to add a single storey, flat roof, side extension. Set back from the front of the bungalow, infilling space to the side up to the boundary fence. Roof lights are proposed with a door to the rear garden. The extension is to provide a utility and W.C.

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

Due to the siting and scale of the extension, and the screening to the front of the property, the extension will not be visible within the street scene. It is a modest, low level addition subservient to the main dwelling, materials to be used will match existing.

Residential amenity

The extension is adjacent to the boundary with the neighbouring property. There are openings on the neighbouring side elevation however these currently face onto the side fence with limited light and outlook as existing. The proposed extension will mainly be screened by the existing boundary fence. It will be higher, however it is not considered that the structure will result in a loss of light or overbearing impact which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 28th March 2025

Authorised by: Peter Barnett Date: 2 April 2025