

Expiry: 16/6

Development Management - Delegated Officer Report

Application Number: AWDM/0486/26

Recommendation – Approve

Site: 11 The Crescent, Southwick

Proposal: Single storey side/rear extension.

Date of site visit: 20/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the west side of The Crescent. The property has been extended at rear ground floor and into the rear roofspace. It also has a garage and store behind the house on the boundary with No. 15.

The site is not in a conservation area and is not a listed building and there are no TPO's on it. It is flood zone 1 with no known surface water flood risk.

Permission is sought to extend to the side and rear of the property along the shared boundary with No. 15 replacing the existing garage and store in the process.

The overall length of the build is 14.9 metres. This includes building forward of the existing garage into the driveway by 4.7 metres. The overall height is 3 metres excluding the extra height of the front mock pitch which takes it to 3.45 metres. It is slightly wider into the garden than the existing garage and store.

The addition is divided into 3 areas, a front store with garage doors, a gym in the middle with doors onto the garden and a rear study also with a window onto the garden.

Relevant Planning History

AWDM/1659/20 - Lawful Development Certificate for proposed loft conversion include hip to gable roof enlargement with 1no window to north, 1no dormer to west and 2no. roof lights to east elevation. Granted

Consultations

None.

Representations

None received.

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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)

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.

Visual amenity

From the street the extension will look like a garage addition to the side of the house. It will not be harmful to neighbours.

Residential amenity

No. 15 has deeper outbuildings on the shared boundary. The proposal will extend to a similar depth. At 3 metres in height It will be higher by approximately 700mm.

The front store element of the extension will obliterate the site's side kitchen window. No.15 also has a side kitchen window plus a rear extension with small obscure glazed side window and solid door. These will face the flank wall of the side extension at a distance of approximately 1.8 metres. It is not considered that significant harm will occur as the store extension does not generally exceed 3 metres in height.

The extension is well removed from the shared boundary with No. 9 to avoid harm.

Ancillary use will not be harmful to neighbour amenity. Commercial use of the space is precluded by condition.

Highways

The existing garage is unsuitable for parking cars. Off street parking for one car exists on the frontage.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No north side windows
5. Ancillary use only

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

1. 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.
2. SuDS Drainage

Case Officer:

MOK

Date: 28/5

Authorised by:

Peter Barnett

Date: 28 May 2026