Expiry: 19/12

Development Management - Delegated Officer Report

Application Number: AWDM/1268/25 Recommendation – Approve

Site: 68 Underdown Road, Southwick

Proposal: Single storey rear/side extension, with pitched roof and roof lights.

Date of site visit: 28/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a late Victorian semi detached bay fronted house on the east side of Underdown Road. The property has a flat roofed two storey outrigger with single storey extension beyond. These are paired with the adjoining semi to the north, No. 70. The property also has a timber south side extension up to the boundary.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and the site is in flood zone 1. Surface water flood risk is very low.

Permission is sought to widen the rear extension out to the full width of the property and in part 450mm beyond the flank wall. It is 9.8 metres deep and a maximum 2.4 metres in width leaving a gap to the south boundary of 1200mm. A pitched roof hipping away from the southern boundary has a maximum eaves height of 2.7 metres and ridge height of 4.2 metres. Dark grey bi fold doors and windows are proposed together with rooflights. It is to be painted and rendered with a tiled roof to match the existing house.

Relevant Planning History

ADC/0317/10- Enlarged single-storey rear extension with rear step/landing. Granted

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

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‘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.

Residential amenity

The only affected neighbour is No. 66, to the south. This property has a single storey extension on the shared boundary, approximately 3.4 metres in depth. The proposed extension is 6.5 metres deeper than the extended rear wall of No.66. As it is due north of No. 66 and off the shared boundary by 1200mm it is not considered that it will be overbearing nor will it lead to any significant loss of light. The proposed bi fold doors will face the blank flank wall of No. 66’s extension.

Visual amenity

The extension is to the rear and will not be visible form the road. It will not be harmful to visual amenity.

Highways

Forecourt parking for 2 cars is unaffected.

Flood Risk

Government flood maps show the rear garden to be at 1 in 1000 risk of surface water flooding. The rear garden area identified to be at risk is outside the area in which the extension is proposed.

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

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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: 3/12
Authorised by:	Peter Barnett	Date: 3 December 2025