

Development Management - Delegated Officer Report

Application Number: AWDM/1560/25

Recommendation – Approve

Site: 60 Southwick Street, Southwick

Proposal: Conversion and extension of existing garden room to artist studio

Date of site visit: 26 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house. There is an existing large, pitched roof detached outbuilding on the southern boundary which has an open side and is used for storage. It is proposed to construct a lean to extension on the north (garden) side of the building to enclose the open space and convert it into an artist's studio, ancillary to the use of the main house.

The extension measures 1.25m wide, 6.78m long and 2.9m high (as tall as the eaves of the existing building). It is to be finished in black stained timber boarding to match the existing eastern end. It will have a glazed roof.

Relevant Planning History

None

Consultations

Surface Water Drainage: Acknowledge the surface water flood risk posed to the site. However, due to the minor size of the proposed extension and the proposed inclusion of resistance and resilience measures, no objection subject to condition and standard informative

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 36
'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 a domestic extension 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 set off the boundary with both neighbours to the north and south and will be subsidiary to the existing outbuilding. It will not result in loss of light or outlook or appear overbearing.

Visual amenity

The existing building is large and the proposed extension will be a modest addition by comparison. It will extend into the rear garden and will not be visible from the street. The rear garden is large and the proposal will not encroach onto the existing lawn area.

Flood Risk

The site is within an area of medium surface water flood risk. The applicant has submitted a FRA which specifies that the finished floor level will be raised by 150mm above external ground level and flood resilience measures will be implemented. The outbuilding is to be used as an artist's studio and there are no flood risk concerns. A condition and standard informative relating to meeting Building Regulations requirements and implementing resistance and resilience measures will be added.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Ancillary use only
5. FRA flood resilience

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.

Drainage

Case Officer: Peter Barnett

Date: 3 February 2026

Authorised by: Louise Prew

Date: 04/02/2026