Development Management – Delegated Officer Report

Application Number: AWDM/0374/25 Recommendation: APPROVE

Site: 88 Overhill, Southwick, BN42 4WJ

Proposal: Proposed single storey extension to rear of property.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow on a corner site at the junction with Overhill to the west, and Downsway to the north. The pair are on triangular shaped plots, on rising land, with the front higher than the rear. No. 88 is on higher ground than its neighbour to the south no.86

The semi's have a forward and rear outriggers, and both have rear single storey extensions. No. 88 has an 'L' shaped rear extension that follows the contours of the rear elevation i.e. across the rebated section, and around the rear outrigger. The extension has a flat roof and the rear elevation is glazed across the whole. There is a door out of the extension to the side and steps leading down from the door to the ground.

The application site has a set of solar panels on its south west elevation

The properties in the near area are generally detached or semi-detached bungalows, with two storey dwellings located to the south in Cromleigh Way.

Proposal:

The application seeks permission to:-

- Replace the existing rear conservatory with a brick built rear, flat roof extension across the full width of the dwelling;
- Measuring 3.35m deep at the side next to its adjoining neighbour no. 173 Downsway, and 1.887m deep at the side next to 86 Overhill;
- Side parapet wall next to no. 173 Downsway;

- Rear elevation to have a wide window plus a set of fully glazed, double doors, exiting out onto a new raised platform and steps leading down to garden;
- Brick enclosure to be constructed around the steps measuring some 2.14m from the top down to ground level, at the side close to no. 173 Downsway;
- An obscure glazed privacy screen on the step enclosure next to neighbour at 173 Downsway, minimum height 1.8m from platform

Relevant Planning History:

AWDM/0373/25 Application for a Lawful Development Certificate for Proposed rooms in roof consisting of dormer extension to rear of property and extension of ridge line to form part gable. **Granted**

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

Most of the neighbouring properties in the area have been extended in some form, and indeed the application site itself extended the property. The current application will replace the existing rear conservatory, with a more solid construction, and remove the internal walls at the rear, including the rear outrigger, to gain more internal space. There are windows across the back of the existing extension that could currently overlook the neighbour at no. 173 Downsway

The extension will occupy the same floor area as the existing conservatory extension and thereby will not result in material harm onto its neighbour's. It will though be higher than the existing conservatory, in order to accommodate the insulation for the warm roof required by the Building Regulations. This additional height will not compromise the

adjoining neighbour, particularly given that they have an existing extension up to the boundary with the application site.

As the rear garden is lower than the floor level of the bungalow, a new set of steps will be constructed from the new double doors, a safety wall will be constructed around the new steps. However, as there will be a platform at the top of the steps, and to prevent overlooking into the existing extension at no. 173 Downsway, a privacy screen is required on the side of the safety wall. Following discussions, the agent has shown a privacy screen in place onto the side wall of the step enclosure next to no. 173. The privacy screen will take the height from the finished floor level of the platform up to 1.8m in height, and a condition securing the security screen to be retained would be reasonable.

The rear amenity area is quite small, but the properties to the rear, although on lower ground, are some distance from the extension, thereby will not be materially affected by the proposal.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Privacy screen

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 27.05.2025

Authorised by: Peter Barnett Date: 28 May 2025