# Development Management – Delegated Officer Report

**Application Number: AWDM/0181/25 Recommendation: APPROVE**

**Site: 33 The Crescent, Southwick, West Sussex**

**Proposal: Proposed rear 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 a street of mainly two storey, semi detached houses. The site and the adjacent bungalow are the only bungalows within this part of the street. Consent is sought to add a single storey rear extension 4 metres in depth, the full width of the bungalow. There is off street parking to the front with a shared drive to the side leading to a flat roof garage attached to the neighbouring garage.

**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**

The extension is to the rear of the bungalow and is therefore not visible within the street scene; it is in keeping with the design, scale and appearance of the existing

bungalow with materials to match existing.  At 4 metres in depth it is a subservient addition and there are many other examples of rear extensions within the locality.

**Residential amenity**

The main properties to be affected are those either side of the site. To the north there is space between the site of the extension and the neighbouring bungalow due to the shared driveway and garages. As a result the extension will not result in any loss of light or overbearing impact to the adjacent occupiers.

To the south is a two storey dwelling with a lean to covered way adjacent to the boundary. There are sheds and outbuildings adjacent, along the boundary. The depth of the extension at 4 metres is not considered to be harmful to the occupiers of this adjacent dwellinghouse. It is noted that Development Management Standard No. 2 states that single storey extension adjacent to attached dwellings should be limited to 3.5 metres. In this case 4 metres is an acceptable depth due to the spacing between the extension and the neighbouring dwellings.

A condition is attached to ensure that there will be no openings on the side elevations.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the north or south elevation of the extension.

**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:  20th March 2025

Authorised by: Peter Barnett  Date: 20 March 2025