Development Management – Delegated Officer Report

Application Number: AWDM/0798/26 Recommendation: APPROVE

Site: 46 Phoenix Way, Southwick, West Sussex

Proposal: Single storey side and rear extension.

Date of Site Visit: 25th August 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached dwelling within a street of similar properties. A corner plot, the dwelling faces onto Phoenix Way and Phoenix Crescent runs to the side. There is space to the side of the dwelling with the side and rear open and visible within the street scene with a low level boundary wall, hedging and fencing. There is an existing lean to, singe storey rear extension. There is also a garage and shed to the rear of the site, the garage faces onto Phoenix Crescent.

There are similar dwelling houses nearby, some of which have been extended and altered there are examples of flat roof dormer extensions. Single storey and two storey side and rear extensions.

Consent is sought here to remove the existing rear extension and add a new single storey side and rear wrap around extension. The plans originally showed a flat roof extension with dummy pitch to the front. The side extension was 3 metres wide and the rear extension 4 metres in depth.

The plans have been amended following officer advice to show the rear section reduced to 3.5 metres in depth. The roof has also been amended to a half hipped roof. The extensions provides a bedroom/study and ensuite, play room and open plan family/kitchen space to the rear. One roof light is proposed to the side above the ensuite and two at the rear.

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 (August 2026)
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 will be clearly visible within the street scene from the front, side and rear due to the position of the dwelling in relation to the street and also the low level boundary treatment. As amended the design and scale will be in keeping with the existing dwelling and street scene. The half hipped roof matches the existing roof pitch giving and improved appearance to the flat roof originally proposed. The reduction in depth to the rear, although for residential amenity does limit the scale and creates a subservient addition.

There is ample space to the side of the building for the 3 metres extension without creating a cramped appearance. A gap will remain to the boundary similar to that at adjacent dwellings, there are other examples of two storey extension to the side with a similar gap to the side. The materials will match existing and the proposed development as amended can be supported in terms of visual amenity, character and impact on street scene.

Residential amenity

The extension will be visible from neighbouring properties however the main impact will be upon the adjacent, attached neighbour. The single storey extension to the rear will be built up to the boundary and will extend 3.5 metres in depth. There are no extensions adjacent and therefore at 3.5 metres this complies with Development Management Standard no. 2 which advises that up to 3.5 metres there will be no significant loss of light or overbearing impact to warrant a refusal. There are no side openings and therefore no loss of privacy will occur. Support can therefore be given to the proposal as amended in terms of residential amenity.

There is a side playroom window onto the boundary, this will be adjacent to the highway no overlooking will therefore occur in this case which would cause harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 28th September 2026

Authorised by: Peter Barnett Date: 30 September 2026