Development Management – Delegated Officer Report

Application Number: AWDM/0917/24 Recommendation: APPROVE

Site: 10 Southdown Road, Southwick, West Sussex

Proposal: Proposed single storey rear extension and front porch

Date of Site Visit: 10th September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The site is located on the southern side of Southdown Road. A chalet bungalow which forms one of a pair with a driveway to the front of the property. The other neighbouring properties are large two storey dwellings set within large plots.

There are currently dormers to the front, side and rear. To the west boundary at the rear is a flat roof building which is attached to the bungalow by the existing rear conservatory. This is shown on the floor plans as being used as a study.

Previously permission was granted under AWDM/1335/23 for a front porch, roof gable extensions with larger rear dormer and rear extension. The current application seeks consent for the front porch as previously approved and a rear extension. The proposed rear extension is of flat roof design and deeper than the previously approved extension. The proposed extension is 5 metres in depth and in line with the existing flat roof building.

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 2023)
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 porch is unchanged from that already permitted. Within the street there are a number of properties with front porches of varying styles. The proposed front porch is considered to be sympathetically designed with a pitched roof that would not be harmful to the existing bungalow or street scene.

The rear extension will not be visible within the street scene and is in keeping in scale with the existing bungalow. Despite it being larger than that formally approved it will not exceed the depth of the existing building. Flat roof design limits the height and scale of the extension and materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The porch is set in from the boundaries and will not have any adverse impact. The rear extension is adjacent to the flat roof building so is fully screened from the neighbour to the west. To the east the neighbouring bungalow is being extended to a similar depth and there are no side windows as built. There are some side windows in the neighbouring original bungalow however these are already limited in light and outlook. The impact would not be such to warrant a refusal. No windows are proposed in the side elevation of the proposed extension.

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 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: 16th September 2024

Authorised by: Peter Barnett Date: 16 September 2024