

Development Management – Delegated Officer Report

Application Number: AWDM/0576/26 **Recommendation:** APPROVE

Site: 15 Park Lane, Southwick, West Sussex

Proposal: Single storey infill extension and associated alteration to fenestration.

Date of Site Visit: 22nd June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey property within a street of a variety of property types and building design including flats. Southwick Green is nearby and the Conservation Area is to the north and east.

There is a shallow extension with pitched roof the width of the property and attached on one side of this is a flat roof extension. The proposal is to infill the section adjacent to the boundary, no deeper than the existing flat roof extension at 3.3 metres deep. A parapet roof is proposed and the extension is to be built in brick.

Representations: - None received

Southern Water: - Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore Southern Water has no objections to this proposal.

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 property, the full width 3.3 metres in depth. It will be built in brick, there is render to the rear of the building at first floor, the existing extension is brick built. The extension will not be visible within the street scene. It is in keeping in scale and design with the existing property, similar in style to the adjacent extension which has a balcony above. The brick will complement the building and design.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a rear extension with balcony above, the proposed extension will project 1.5 metres beyond this adjacent extension. Therefore there will not be any adverse impact in terms of loss of light or overbearing impact. There are no side windows proposed and the extension is set in slightly from the boundary. This complies with Development Management Standard No. 2 as it does not project more than 3.5 metres beyond the rear of the adjacent extension.

To the other side to the west the existing extension already extends to that now proposed and, although it will be slightly higher, there will be no harmful impact. There are some adjacent side windows however these are already overshadowed by the existing building. This neighbouring property also extends much further to the rear than the application site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials brick as shown on the approved plans.
4. No additional windows on the east or west side elevations.

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.

2. Southern Water new connection
3. Southern Water may be crossing the site.

Case Officer: Hannah Barker

Date: 22nd June 2026

Authorised by: Peter Barnett

Date: 23 June 2026