

Development Management - Delegated Officer Report

Application Number: AWDM/0724/26 Recommendation – Approve

Site: 29 Grafton Gardens, Sompting

Proposal: Application to vary Conditions 1 (approved plans) and 3 (materials) of approved AWDM/0303/23. Amendment: to replace the approved hung tiles and brown brick with red/brown brick at ground and first floor to front and at first floor to rear, with black uPVC windows, gutters, soffits and fascias in place of the approved white finish. Retention of rooflights to front

Date of site visit: 1 July 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

29 Grafton Gardens was an end of terrace house which is perpendicular to the road. Permission was granted in 2023 to construct an attached 2 bedroom house with a 3.5m deep flat roofed ground floor projection at the rear. The approved plans showed the new house was to be finished using external materials to match the rest of the terrace, namely brickwork and first floor tile hanging to the front.

The house has been constructed but the external materials differ from that specified in the original permission. It has been finished using Hardie Plank composite cladding, Midnight Black colour, to the front and rear. The windows, soffits, fascias, guttering and downpipes are also black.

Retrospective permission was originally sought to retain the materials/finishes as installed. Following objections from Officers, amended plans have been received which show the cladding removed from the front elevation and replaced with a dark brick to match that already used on the side elevation. At the rear, the cladding is to be removed from first floor level and the same brick used instead. The cladding to the rear ground floor extension is to remain.

The latest plans also show the retention of the rooflights to the front roofslope. The floor plans show the 2nd floor roofspace as a storage area.

Relevant Planning History

AWDM/0700/19 - Demolition of existing shed and construction of two storey 2 bedroom dwelling attached to existing east elevation – approved

AWDM/0303/23 - Erection of new 2-bedroom two-storey dwelling attached to the side of existing dwelling at no.29 Grafton Gardens with associated parking and landscaping - approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection.

The **Environmental Health Officer** has no objection.

Sompting Parish Council: Support

Representations

Original Plans:

4 objections received:

- Colour and materials are not in keeping
- New house does not integrate with terrace
- Vegetation has been removed from boundary which makes new house and extension more prominent
- Other examples of clad properties nearby are only part clad and not as stark as that at application property
- To allow a developer to breach a condition and then apply for retrospective permission undermines the strength and enforceability of conditions

Amended Plans:

2 objections received:

- Out of keeping
- Not the same as the approved plans and should not therefore be approved
- Does not enhance area and looks unsightly
- Rooflights are unsightly and cause overlooking

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20, 22, 28, 34, 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'

Sustainable Energy SPD (August 2019)

Adur Planning and Climate Change Checklist (June 2021)

WSSCC Guidance on Parking at New Developments (Sept 2020).

National Planning Policy Framework (2026)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading 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 dwelling and its surroundings.

Visual amenity

The dwelling was originally proposed to match the form and external appearance of the existing terrace, including use of materials. As built, the black cladding introduces a new, contrasting material to the end of the terrace which is out of keeping and unsightly.

The amended plans show the removal of much of the cladding and its replacement with brick. The brick colour does not match the rest of the terrace and the lack of tile hanging at first floor at the front is also different to all other dwellings in the terrace. However, the terrace is not uniform in its appearance with No.35 having a light coloured hanging tile. There are also examples elsewhere, such as in Greentrees Crescent Close by, where different cladding and tiling has been used within a row of terraced housing.

On balance, it is not considered that the brick causes sufficient visual harm to warrant refusal. The dark cladding has a more stark appearance and its removal will improve the appearance overall.

The front rooflights are large and project slightly above the roof plane. While not particularly attractive, it must be noted that other properties could install rooflights or PV panels which would have a similar visual impact. Insufficient harm is caused to warrant refusal.

Residential amenity

The change to materials is not considered to cause any harm to residential amenity.

The rooflights are positioned at a high level on the roofslope and are unlikely to result in harmful overlooking.

Other Matter

It was noted during the course of a site visit that the attached dwelling (No. 29) has constructed a single storey rear extension which is finished in the same black cladding and which is to the same depth as the extension on the new house. Permission is required to retain the extension and the applicant has been advised accordingly.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as approved

3. No Part 1, Class A, AA, B extensions or Part 2 Class A development
4. Cycle parking
5. Car parking
6. Drainage in accordance with approved details
7. To be in accordance with approved CMP
8. Boundary treatment

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Does not grant approval for the extension at rear of No. 29

Case Officer: Peter Barnett

Date: 2 September 2026

Authorised by: Jo Morin

Date: 02.09.2026