# Development Management – Delegated Officer Report

**Application Number: AWDM/1089/25 Recommendation: APPROVE**

**Site: 9 Peveril Close, Sompting, West Sussex**

**Proposal: Part retrospective ground and first floor rear extensions with Juliet balcony to rear first floor extension, render white the whole of the house. Proposed windows to front and side elevations.**

**Date of Site Visit:** 30th January 2024 when considering AWDM/1741/23 Front porch, rear ground and first floor extensions and annex in rear garden.

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a two storey semi detached property within a cul de sac of similar properties. There is a rear garden and off street parking to the front of the site. There was originally a rear flat roof extension adjacent to the boundary and a rear conservatory. Consent was granted under AWDM/1741/23 for a front porch, rear ground and first floor extension and annex in the rear garden.

The single storey rear extension was to remain with the conservatory and sheds removed. Ground and first floor extensions were permitted to the rear incorporating the existing rear extension. The single storey section is 2.4 metres beyond the rear of the existing projection increasing beyond the side elevation of the dwelling house, a wrap-around addition. At first floor the extension is the depth of the existing extension and extends no wider than the side of the house. A front porch was also approved.

Also approved under the previous consent was a flat roof, single storey rear annex. This is adjacent to the rear boundary; it provides living, sleeping space and a shower room. The applicant has confirmed that the annex is for the use of their elderly mother who will live in this space whilst sharing the facilities in the main house and joining the household for meals. The porch also facilitates this shared accommodation as it allows movement at the front entrance to the house which is currently very limited, especially for the specific needs of this family member.

The rear extensions have been constructed and are nearing completion. They have been finished in white render rather than matching brickwork as approved. A Juliet balcony has also been added to the first floor rear with doors rather than windows

installed. A new first floor obscure glazed window has also been installed within the original side wall of the house to serve the stairwell and a new window to the front at first floor to serve an ensuite. Retrospective permission is sought to retain the rear extensions with Juliet balcony and changes to fenestration. Permission is also sought to render the entire house.

**Representations: -** None received.

**Sompting Parish Council: -** Support planning application and suggested to consider the possibility of windows on the side elevation may overlook neighbouring property.

**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 form, scale and mass of the extensions have been considered and approved under the previous application, these are deemed acceptable. The rear Juliet balcony will be visible from neighbouring properties however it will not be a harmful feature in visual terms and will not impact the character and appearance of the street scene. The side windows will not alter the character and appearance of the building to a significant degree.

The applicant proposes to render the entire house including the extensions. The cul de sac mainly comprises brick built dwellings. However there are other examples of rendered or part rendered buildings within close proximity to the site. A ground floor within Peveril Close, and there are other examples of rendered properties in Loose Lane and Peveril Drive to the north. The rendered properties do not harm the street scene or character of the locality and on balance it is not considered that the impact would be such to warrant a refusal here, therefore this can be supported.

**Residential amenity**

The proposed render will not harm residential amenity despite being visible from adjacent neighbouring properties. The side of the dwelling faces onto a blank side elevation of the neighbouring property however due to their relative positions with no. 9 set back further, the windows may overlook towards the rear garden on the adjacent dwelling. However the plans show the windows to be obscurely glazed and non opening unless above 1.7m finished floor level. This will be conditioned to avoid any overlooking. The front windows will not result in any great overlooking than currently exists.

The Juliet balcony facing to the rear will face towards the rear gardens of neighbouring properties in Peveril Drive. There is in excess of 20 metres between the balcony and the dwellings to the north, therefore no significant overlooking will occur and therefore no refusal could be justified here.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render as shown in approved plans.
4. No additional windows other than those which have been approved on the east or west side of the dwelling house. The east side windows shall be fitted with obscure glass, level 3 as a minimum and shall non opening unless above 1.7 metres finished floor level.

**Is recommendation contrary to letter(s) of representation N**

1. Proactive no amendments

Case Officer: Hannah Barker Date: 23rd October 2025

Authorised by: Peter Barnett Date: 23 October 2025