

Development Management – Delegated Officer Report

Application Number: AWDM/0905/26 Recommendation: APPROVE

Site: 39 Rectory Farm Road, Sompting, West Sussex

Proposal: Two storey side extension

Date of Site Visit: 12th August 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application relates to a semi detached, two storey dwelling within a small development of 16 dwellings which are laid out in semi-detached pairs which are perpendicular to the road, with pedestrian access only. There is space between the pairs which forms a distinctive pattern of development for these particular dwellings.

Permission is sought to construct a two storey side extension. It is shown as being 2.475m wide, set back from the front elevation and set down from the ridge. A 0.5m gap is left to the boundary.

The adjacent house in the corresponding pair has recently obtained permission for a similar extension (AWDM/0018/26). There are existing differences between the properties such as No. 39 has a front porch while No. 37 has a ground floor side extension.

Representations

None received.

Consultations:

Sompting Parish Council: - Support the application

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 (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 and will change the character of the pattern of development in this area, where there are pairs of semi-detached properties with space between. While this will impact the character of this small group of houses to some extent, permission has already been granted at the adjacent house and this will result in an extension of a complementary character.

This proposal has been set in from the side boundary as was the case at No. 37. Although Development Management Standards refer to a desired set in of 1 metre from the side boundary in relation to first floor extensions, the 0.5 metres in this case is considered to be acceptable. A reduced but sufficient spacing of 1m will remain between the properties if this and the neighbouring building were both to implement their permissions. A greater set down from the ridge has also been agreed with the applicants which has improved its subservient appearance.

The proposed extensions at Nos 37 and 39 are similar but not identical. That approved at No. 37 also includes a wider ground floor element which also projects forward of the first floor. There is also a slightly greater set back at first floor. There are existing differences between the properties such as No. 39 has a front porch while No. 37 has a ground floor side extension. On balance, it is not considered that they have to match, particularly as the spacing to the boundary at first floor will be the same.

Residential amenity

The extension will be visible from neighbouring dwellings opposite and surrounding the site however the main property to be affected is no. 37 adjacent to the south. There is a garage compound to the rear.

There is a side, landing window at first floor at No. 37 which would lose some light. However, this is not considered to be sufficiently harmful to warrant refusal. Both this extension and that approved at No.37 would be blank at first floor, with only an obscure glazed ground floor side window proposed at No. 39. The proposal is not considered to cause harm to residential amenity.

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 south 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 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.

Case Officer: Peter Barnett

Date: 9 September 2026

Authorised by: Louise Prew

Date: 09/09/2026