

Development Management – Delegated Officer Report

Application Number: AWDM/0018/26 **Recommendation:** APPROVE

Site: 37 Rectory Farm Road, Sompting, West Sussex

Proposal: Proposed two storey side extension.

Date of Site Visit: 10th February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a cul de sac of similar dwellings. The dwellings are accessible only on foot from the frontage and have open plan front gardens and communal pathways. There are storm shelters to the front of most properties here and porches have also been added. The application property as existing has a side and rear single storey extension.

Consent is sought to remove the existing side extension and construct a two storey side extension. The original plans showed an extension the full depth of the existing house with continued ridge line. Officers advised that Development Management Standards should be followed in this case with a set in from the side boundary, set back from the front and the ridge lowered. Amended plans show the first floor set in from the side boundary by 0.5 metres. The first floor is now set back from the front with the ground floor also set back with a dummy pitch to the front. The ridge is also set down. Material to be used will match existing.

Representations: - none received.

Sompting Parish Council: - Cllrs support this application although felt neighbour at number 41 should also be notified as the property backs on to them.

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)

WSSCC 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

As amended the plans show a subservient development which complies with Development Management Standards.

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 at first floor level. This proposal has a set in from the side boundary at first floor. 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. Reduced but sufficient spacing of 1m will remain between properties if the neighbouring building was to carry out a similar proposal.

Residential amenity

The extension will be visible from neighbouring dwellings opposite and surrounding the site however the main property to be affected is no. 39 adjacent to the north. There is a shed adjacent to the boundary of the site and a side, rear extension/conservatory at ground floor. There is also a side, landing window. Some space will still remain between the properties and there would not be any harmful loss of light or overbearing impact. There would be no overlooking, no windows are proposed on the side elevation. A condition is attached to ensure this is the case.

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 north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 17th April 2026

Authorised by: Peter Barnett

Date: 17 April 2026