Expiry: 22/1

Development Management - Delegated Officer Report

Application Number: AWDM/1517/24 Recommendation – Grant

Site: 7 Priory Close, Sompting

Proposal: Single storey side extension, new front porch extension and conversion of garage to downstairs bedroom

Date of site visit: 10/1

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1960's dwelling with side garage on the west side of Priory Close a cul de sac off of Rectory Farm Road. It sits alongside an end of terrace property at 10 Dankton Lane which faces west.

The site is not in a conservation and is not a listed building. There are no TPO's on the site and it is not susceptible to any forms of flood risk.

Permission is sought to replace the garage and conservatory behind it with a side extension up to the shared boundary and 1100mm beyond the rear wall of the house. The extension creates a ground floor bedroom, en-suite and family utility room. A canopied porch which extends across the front of the extension is also proposed. It has a flat roof to 3 metres in height and mock pitches front and rear to 3.8 metres in height.

Relevant Planning History

S/38/04/TP - WC & Store On North Side. Granted.

Consultations

Highways: No objection.

Sompting Parsh Council: No objection,.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The extension sits alongside the boundary wall with No. 10 Dankton Lane. This property has a secondary kitchen door and landing window in its flank wall. It sits off the shared boundary by 2.5 metres with a shed in this area.

The extension will not be harmful to neighbour amenity.

Visual amenity

The extension will not be harmful to the appearance of the streetscene. These houses have seen various alterations. 8 and 9 adjoining have first floor side extensions and No. 8 has a front extension too.

Highways

The loss of the garage is not of concern to Highways. Forecourt parking is retained.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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.

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Case Officer:	MOK	Date: 4/2/25
Authorised by:	Peter Barnett	Date: 4 February 2025