Development Management – Delegated Officer Report

Application Number: AWDM/0857/26 Recommendation: APPROVE

Site: Whitehalls, West Street, Sompting, West Sussex

Proposal: Ground floor extensions to side and rear (garage/store removed)

Date of Site Visit: 17th September 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling set back from the road with a large driveway with a detached, single storey annex building to the western boundary. Set back, also adjacent to the western boundary to the rear, is the remainder of a detached, single storey garage building which is connected to the house. The roof has been removed and the building will be fully demolished to allow for the proposed extension to the side and rear of the dwelling house. A wrap around, single storey flat roof extension is proposed with a dummy pitch to the front. A bike store is to the front with a utility and study behind with a family room to the rear.

Consultations:

Southern Water: - Notification of demolition works prior to such works being undertaken.

Consent is required to build over a sewer.

Surface Water drainage must comply with Building regulations.

Any new connection to the public sewerage system will require a new sewer connection application.

Sewer could be crossing the site.

West Sussex County Council: The Highways Authority

There are no proposed changes to the existing access arrangements. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small

to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least two cars.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Sompting Parish Council: - Support application

Representations: - None received

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 (August 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 front of the bike store with dummy pitch roof will be visible within the street scene, however it will not be prominent as the building is set back from the street and the annex building screens to some degree. The extension is subservient and in keeping in scale and appearance with the dwelling house, materials will be to match. The extension will replace the existing large outbuilding therefore overall a similar footprint.

Residential amenity

To the east is a large detached dwelling set back into the site. The extension, being single storey and set in from the boundary, will have no adverse impact in this case. There are no side windows resulting in overlooking and no loss of light or overbearing impact. There is vegetation and a solid wall forming the boundary.

To the west is a chalet bungalow and a high flint wall forms the boundary which will remain. The proposed extension will be entirely screened by the boundary wall.

There will be no adverse impact in this case in terms of overlooking, loss of light or overbearing impact. There is a set in from the boundary to allow access to the rear of the property. There is a utility door to the side of the extension only, no other openings.

A condition is attached to ensure that the flint wall is protected during construction and remains in place.

Other matters

The Highways Authority has no objection to the loss of the garage this did not provide parking due to its limited size and there is ample off street parking available on the front driveway.

Southern Water have given standard advice and this will be added as informatives.

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 east and west elevation of the extension.
5. Protection of flint wall during construction.

Is recommendation contrary to letter(s) of representation N

1. 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.
2. Southern Water informatives

Case Officer: Hannah Barker Date: 21st September 2026

Authorised by: Peter Barnett Date: 22 September 2026