48 Abbey Road Sompting

Section 55 Town and Country Planning Act 1990

Construction of single storey rear extension, hip-to-gable build up and rear dormer addition.

Planning Statement
Design and Access Statement
Biodiversity Net Gain Statement

Room 204, Technopole Portsmouth, Kingston Crescent, Portsmouth, Hampshire, PO2 8FA
023 9252 3352 - help@tpexpert.org - www.tpexpert.org
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If you have any enquiries regarding this document, email help@tpxpert.co.uk or write to us at:
Town Planning Expert
The Technopole
Kingston Crescent
Portsmouth
PO2 8FA

town planning expert

Site Information

Consultant	Jonathan McDermott
Client	Alexander Fischbaum
Site Address	48 Abbey Road Sompting
LA	Adur
Description of Development	Construction of single storey rear extension, hip-to-gable build up and rear dormer addition.
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
National Landscape	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy	Adur Local Plan 2017
Effective Policies in Development Control	Policy 1: The Presumption in Favour of Sustainable Development Policy 15: Quality of the Built Environment and Public Realm Policy 18: Sustainable Design
SPG/SPD's	Development Control Standards - Extensions and alterations to dwellings

Planning History

Relevant History	None

Report Date	12 November 2024

1. Introduction

1.1. The site, the subject of this application, comprises a single storey bungalow located on the east side of Abbey Road.

About Town Planning Expert

1.2. Town Planning Expert is a general needs planning consultancy formed in 2012 and practising as a Chartered Planning Practice. Town Planning Expert is instructed to submit a planning application for development as set out below.

Our VICTORY © Framework

1.3. Our VICTORY Framework applies a policy, plan lead, approach to development with the intent of gaining planning permission in a manner that complies with National and Local Planning Policy in accordance with S38 of the Planning and Compulsory Purchase Act 2004.

The Development Proposed

1.4. Planning permission is sought for the construction of single storey rear extension, hip-to-gable build up and rear dormer addition.

Executive Summary

1.5. In general the addition of extensions to a house in the manner proposed is permitted development under Classes A and B of Part 1 of Schedule 2 of the General Permitted Development Order 2015. Planning permission is required in this case due to the height of the eaves of the proposed rear extension being modestly higher than the height of the eaves of the main house and the depth of the rear extension being 3.9m which is greater than that allowed by Class A. Notwithstanding this the proposed alterations are considered appropriate considering the high level of gentrification already experienced within the street and would

accord with the aims and objectives of the National Planning Policy Framework and Local Development Framework.

2. National and Local Development Frameworks.

National Planning Policy Framework

2.1. The National Planning Policy Framework was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied. On 5 September 2023 the Secretary of State for the Department for Levelling Up, Housing and Communities issued a written ministerial statement to update policy on planning for onshore wind development in England. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023.

2.2. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevant sections of the NPPF are set out below:

Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in

preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.

4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.

5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.

Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7 The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.

8 This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in

paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

Decision Making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining Applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Planning conditions and obligations

55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Making effective use of land

123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

124. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Achieving well-designed places

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the

National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

135. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users49; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Policy

2.3. The relevant policies are located within the Adur Local Plan 2017 and the Development Control Standards - Extensions and alterations to dwellings SPD.

2.4. The applicant sets out below their reasons why this development complies with the noted policies.

Policy	Comment
Policy 1: The Presumption in Favour of Sustainable Development	The development is a re-use of a previously developed site and within a residential area and as such meets the requirements of Policy 1.
Policy 15: Quality of the Built Environment and Public Realm	The development seeks an appropriate intensification of the existing property that reflects the range of gentrification that has occurred within the street and modestly enhances on those permitted development allowances that the property benefits from. As such the appearance of the development is considered acceptable.
Policy 18: Sustainable Design	The renovation of the property in the manner proposed would allow sensitive improvements to the fabric of the building and it is the aspiration of the owner to improve the energy efficiency of the property.

3. The Planning History

3.1. There is no planning history associated with this property.

4. Site, Context and Comparable Forms of Development

4.1. The site comprises a single storey bungalow located on the east side of Abbey Road and within a residential area that formally comprised a regimented pattern of bungalows. A number of planning approvals have been granted on Abbey Road allowing for substantial alterations and extensions to properties within the immediate area. Most notably these include:

AWDM/0535/20 | Demolition of existing rear and side extensions and construction of new single storey rear and side extension and front dormer | 86 Abbey Road Sompting Lancing West Sussex BN15 0AD

AWDM/0164/21 | Hip to gable roof extension to north elevation, with enlarged dormer to rear and 1no. dormer and rooflight to front | 94 Abbey Road Sompting Lancing West Sussex BN15 0AD

AWDM/0751/23 | Proposed single storey extension to west and south elevations. Hip to gable roof extension. | 104 Abbey Road Sompting West Sussex BN15 0AD

AWDM/1604/23 | Proposed Single Storey extension to West and South elevations. Hip to Gable Roof extension, with Roof Lights at the Front and Dormer to the Rear. | 104 Abbey Road Sompting West Sussex BN15 0AD

5. The Development Team

5.1. The developer in this case is the owner of the property and they are renovating this building to meet their own needs.

6. Alternative Forms of Development Considered

6.1. As stated within the Executive Summary the addition of a hip-to-gable extension, rear dormer and rear extension would normally be permitted development under Classes A and B of Part 1 of Schedule 2 of the General Permitted Development Order 2015.

6.2. Dealt with in isolation the Hip-to-Gable Extension and Rear Dormer comply in full with the provisions of Class B.

7. Constraints to Development

7.1. The site is part of a semi-detached pair of properties and the adjoining property has an addition to the rear that matches in depth the extension proposed in this scheme.

7.2. There are no physical or environmental effects that would prevent the development taking place.

8. The Social Benefit to Development

8.1. A sustainable development reduces their environmental impact and promotes health and well-being.

8.2. In 2015 the House Builders Federation reported that housebuilding nationally:

- Supports 600,000 jobs
- Contributes £19.2bn a year to the UK economy

- Spends £5.5bn with suppliers, 90% of which stays in the UK
- Generates £1.4bn per year in tax revenues for the Exchequer
- Provides 32,000 affordable homes – worth £2.3bn – built or financed by private house building with a further £1bn paid to local authorities as a contribution to more affordable housing
- Pays £576M towards community facilities including;
- £225M towards education facilities alone - enough to fund 52,000 classroom places;
- £131m in open spaces and community and sports facilities, and
- Generates a £3.8bn spend in local shops and services

8.3. A Sustainable building has the following ten advantages:

- Efficiency in energy use: One of the primary benefits of sustainable building is increased energy efficiency. It can reduce carbon footprints because they use less energy. In addition, energy-efficient technologies such as double-paned windows and insulation are utilised.

- Water Efficiency: Sustainable buildings also conserve water. They use low-flow toilets, showers, and faucets and implement rainwater harvesting systems. As a result, water is saved, water bills are reduced, and local water resources are less strained.

- Enhanced indoor air quality: Indoor air quality is improved by sustainable buildings. They use low-emission materials, have sound ventilation systems, and promote healthy indoor air by reducing pollutants and allergens.

- Durability: Durable materials are often used in sustainable buildings. The result is both a reduction in waste generation and a reduction in the need for frequent maintenance and repairs.

- Better Health: Sustainable buildings promote better health for those who use them. The air quality is better, natural light is encouraged, and green spaces are available. This can lead to reduced stress levels and improved mental and physical health.

- Increased Productivity: Sustainable buildings have been shown to increase productivity. A healthier, more comfortable work environment leads to higher motivation and engagement.

- Cost Savings: Although Sustainable buildings may have a higher upfront cost, they can result in significant cost savings in the long term. Energy-efficient buildings reduce energy bills, and water-efficient buildings reduce water bills.

- An increase in property value: Sustainable buildings are often more valuable than conventional ones. They are in high demand and can fetch a higher rent or sale price.

- Environmental Sustainability: Environmentally friendly buildings reduce the impact on the environment. They conserve resources, reduce waste, and promote sustainable practices.

- Increased Market Demand: There is a growing demand for sustainable buildings from consumers and businesses alike. As a result, sustainable building technologies and practices have attracted more investment.

8.4. Ultimately, sustainable building offers a multitude of benefits to both individuals and the environment. It promotes energy efficiency, water conservation, improved indoor air quality, durability, better health, increased productivity, cost savings, increased property value, environmental sustainability, and increased market demand.

8.5. To this end modern development on sites such as that as presented by this application assists the government in achieving the 18 global sustainability goals and improves the sustainability of the wider area as a whole.

9. The Principle of Development

9.1. The principle of extensions to an existing house is well established. There are no policy reasons why planning permission could not be granted in this case and as such the principle of development is acceptable.

10. Site Capacity Assessment.

10.1. The proposal seeks to add a single-storey side extension, hip-to-gable build up and rear dormer window. As such there will be no alteration to the scale, layout, amount or landscape setting of the building. In addition the location of the proposed extension would not have an effect on the amenity of the adjoining occupiers to the east or west. Given this the proposal is considered acceptable in terms of the ability of the site to absorb the development proposed.

11. Appearance and Heritage Assessment

11.1. As stated above the dormer and hip-to-gable addition to this property is otherwise permitted development and the Government has determined that an addition of this type does not have a deleterious impact on the appearance of a property or area. Whilst included within this proposal for completeness within this planning application it is a matter of fact that the addition can occur without planning permission and therefore its appearance is acceptable in this case.

11.2. The proposed rear extension requires planning permission as the eaves of the extension are higher than the eaves of the existing house. Notwithstanding this the proposed extension would match the built form of numerous other extensions within the street, including that on the adjoining property, and is therefore considered appropriate in this respect.

11.3. Given this the proposed addition would be visually appropriate and is therefore acceptable in planning terms.

12. Access Appraisal

12.1. The proposal has no effect on the access arrangements of the property and as such the development would not have an impact on the safety and convenience of the highway.

13. Planning Obligations and Affordable Housing Statement

13.1. There are no planning obligations required in this case.

14. Biodiversity Net Gain (BNG)

14.1. The proposed development is exempted from the BNG under householder extension exemption.

15. Conclusion

15.1. The proposed development would result in the creation of additional accommodation that would provide for the needs of the homeowner.

15.2. Within the planning balance, the proposed development would not have an impact on the amenity of the adjoining or surrounding occupiers and would not have a significant impact on the area's appearance and character.

15.3. As such, it is submitted that planning permission should be granted for this development and the applicant looks forward to discussing the matter with the LPA if required.