Development Management – Delegated Officer Report

Application Number: AWDM/0550/25 Recommendation: APPROVE

Site: 2 Dankton Lane, Sompting, West Sussex

Proposal: Single storey outbuilding, with metal pergola with aluminium louvres in rear garden, for use as an office and games room.

Date of Site Visit: 9th June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, two storey building within a street of similar properties. To the south and east a large detached building in extensive grounds wraps around the site abutting the boundary to the east. There are rendered boundary walls enclosing the neighbouring site providing a mutual boundary. There is an existing raised patio to the rear boundary with roof over.

Consent is sought to remove the existing structure including the raised decking and erect a metal pergola within this area connected to a single storey rendered building with glazed bi folding doors and roof lanterns.

The proposed floor plans show a toilet and sink, open plan living space and office. The application states that the space will be used ancillary to the main dwelling for the enjoyment of the household as a games room and office.

Sompting Parish Council: - Support

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 (December 2024)
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 proposed building and structure are within the rear garden and not visible within the street scene. The development is limited in height 2.8 metres (3.4 metres including the roof lanterns) The pergola is an open structure with opening louvres which is slightly lower than the proposed outbuilding. It will be to the rear boundary adjacent to the boundary wall to the east and boundary fence to the north. The main building will be set into the boundary of the site increasing in width to the west towards the house. It is not overly large or high and is in keeping with the residential locality. In comparison to the large imposing building (the care home) to the east and south this structure will be in keeping in scale with the existing locality and residential property. Amenity space will remain at the site and a condition is attached to ensure that the building is not used as a separate dwelling to not impact upon the domestic, residential character of the locality.

Residential amenity

The main property to be affected is the detached dwelling to the north, although the structures will be visible from neighbouring properties including the care home. There will be no adverse impact in terms of overlooking, loss of light or overbearing impact.

Adjacent to the north is a structure which is slightly lower than the proposed pergola however the current structure on site is much higher due to the raised decking which is to be removed. Therefore there will be no harm here. Glazing proposed will face towards the boundary however this is across the garden so no direct overlooking will occur. The building is likely to give rise to more activity within the rear garden however as this is only by the household currently occupying the main dwelling this is not to a degree which would be harmful to the amenities of the adjacent occupiers. The building will not be used as a separate dwelling and a condition is attached to ensure that this is the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials as shown on approved plans.
4. Ancillary use, not as a separate dwelling.

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.

Case Officer: Hannah Barker Date: 10th June 2025

Authorised by: Peter Barnett Date: 10 June 2025