

Development Management – Delegated Officer Report

Application Number: AWDM/1382/25 Recommendation: APPROVE

Site: 28 Valley Road, Sompting, West Sussex

Proposal: Front extension including new pitched roof porch and pitched roof dormers (existing front conservatory removed); side extension. Balustrades to existing garage roof to create balcony.

Date of Site Visit: 8th December 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow with front conservatory style extension, flat roof garage attached to the side and two flat roof front dormers. There is also a small flat roof extension set back to the east side, front and rear garden and off street parking to the front. The bungalow is at the end of Valley Road at a dead end, with neighbours to the north, east and opposite to the south, to the west is open countryside.

Consent is sought to remove the existing front extension and to create a slightly deeper full width, lean to extension with tiled roof with a centrally positioned entrance with covered, gabled roof porch. Also proposed are replacement front dormer windows. These are to be matching and pitched roofed. Front and rear rooflights are also proposed. The flat roof extension to the east side is to be increased in depth to create an enlarged kitchen to the rear. The front extension will create space for two bedrooms and an enlarged entrance porch/hall.

As existing the bedroom in the roof space has double doors to the west side. These will lead onto the flat roof of the existing garage which is to be enclosed by a glazed balustrade to create a balcony.

Representations: - 1 representation received from owner/occupier of no. 69 Valley Road making the following points, neither objecting to or supporting the planning application.

- Concern relating to the building development.
- Dead end with limited parking space, access required at all times.
- Parking should not be on grass verges in residential areas.
- Safe and alternative parking options should be chosen.

Sompting Parish Council: - Support of the application

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, the effect on the character and appearance of the area and highway and parking matters.

Visual amenity

The bungalow is in the corner at the end of the street at the dead end. It is also slightly set back with the dwelling to the east facing Herbert Road projecting slightly further to the south. It is not a prominent site within the street scene, however there are views across towards the site from the open countryside (National Park) to the west. The bungalow is however close to the neighbouring properties. It appears to be back land development with the rear of no. 1 and 3 Herbert Road close to the east.

It is however considered that the proposed development will not be harmful to the character and appearance of the existing bungalow within the street scene. The front extension is an improvement to the existing conservatory style addition. A tiled lean to with central porch entrance. The front dormers will also be improved in design with a pitched roof and symmetrical appearance. The side extension is modest and set back. The balustrade to the west is also set back and will not be a prominent feature. There are other examples of balconies and terraces west facing within this vicinity, along the edge of the built environment to make use of the views to the west. This would not be a feature that would be out of keeping in his case. Materials to be used will match existing. The changes would enhance the appearance of the building within the street scene.

Residential amenity

The changes to the building will be visible from neighbouring properties. The bungalows opposite will see the front and side extension, balcony balustrade and dormers. There will be no harm here as any overlooking is towards the highway which is not a private space. The balcony is set back to the side and although when in use there will be overlooking towards the bungalow opposite this is not considered to be significant and no greater than the overlooking as existing from front windows and dormers.

The rear of the bungalows to the east are visible from the site with rear dormer windows facing the side of the property. There will be no impact with regards to loss of light, privacy or overbearing impact in this case. The front and side extensions and

dormers will not result in harm and the balcony is screened by the existing building. There are no additional side windows proposed.

The balcony has no privacy screen therefore anyone using it would have views to the north, south and west. To the north views are over the rear of neighbouring gardens in Herbert Road and there would not be direct overlooking toward neighbouring windows. The balcony would also be set back from the rear of the house and therefore oblique views would not be possible to the north east. As stated above views to the south are over the highway and to the west towards open space. On balance therefore there would be no requirement for a privacy screen in this case and the proposals can be supported in terms of residential amenity.

Highway Safety and Parking

The owner/occupiers of the bungalow opposite have made representations regarding the potential for problems with access and parking, in particular the parking on verges. The applicant and agent have been advised of the requirement to be considerate of such matters and to advise any contractors of these concerns. They have agreed to this.

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 or west elevation of the extensions.

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: 6th January 2025

Authorised by: Peter Barnett

Date: 6 January 2025