Development Control – Delegated Officer Report

Application Number: AWDM/1175/25 Recommendation – APPROVE

Site: 30 Blacksmiths Crescent, Sompting, BN15 0BX

Proposal: Front extension to form accessible WC

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling situated on the east side of Blacksmiths Crescent. There is a paved front amenity area and a gap between the house and the side boundary. There is a conservatory to the rear and other outbuildings.

Because Blacksmiths Crescent is on a bend, property groups are staggered from one another, i.e. no.'s 24/26 sit forward of 20/22, and no.'s 30/32 are forward in turn but of course site behind the next group namely no.'s 34/36.

The neighbour at no. 28 have constructed a front porch with a mono-pitch roof.

Proposal:

The application seeks permission to:-

- Construct a extension to the front of the existing dwelling next to the front door measuring 1.5m in depth x 1.459m wide x ;
- The extension will have a mono-pitch roof to a height of approx. 2.9m
- The roof will continue over the front door
- The purpose extension will be to create an accessible WC for an elderly resident.

Representations:
Sompting Parish Council:
Parish Councillors felt it would be more in keeping if the roof was extended over the front door to create a porch.
This could set a precedent for neighbouring properties to extend forward of the building line.

Consultations: None.

Relevant Planning History: None relevant

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

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual & Residential Amenity

The proposal is being put forward in order to provide an accessible wc for an elderly relative. It will have a mono-pitch roof thereby integrating the extension into the existing dwelling. The roof will fully cover the proposed extension but will then step back and continue over the entrance door with a support post being positioned on the outside corner. The roof will thereby form a partial cover to the entrance door.

The Parish Council say they would like to see the roof continue over the entrance door, but it cannot be any deeper than shown on the plans as there are steps leading to the door, meaning that the door is higher than the external ground level. Therefore, the mono-pitch if deeper would impede users entering to the property. Further, the roof as shown serves a purpose of protection from the rain and makes a visual improvement to the design of the porch.

Although no. 30 is stepped forward of no. 28, because it is to the north of that property it will not result in any overshadowing. It is far enough away not to cause any overbearing either.

The front extension will be visible within the street scene, but it will not result in an unacceptable intrusion or impact on the character of the area. The proposal directly improves accessibility for a dependent resident by providing essential ground-floor facilities and, while a front extension may not normally be acceptable, in the circumstances permission can be granted.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 06.11.2025

Authorised by: Peter Barnett Date: 7 November 2025