

Development Management - Delegated Officer Report

Application Number: AWDM/0510/26

Recommendation – Approve

Site: 30 Meadowview Road, Sompting

Proposal: Proposed single storey front/side extension and open porch

Date of site visit: No visit. Assessed using Google Street View.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling positioned at an angle on the corner of Meadowview Road and Hillrise Avenue. It has a two storey side extension which is set back from the front elevation of the original house by 2.4m and which contains a garage. It is proposed to construct a small extension in front of the side extension, measuring 1.5m wide and 2.2m deep. It will be attached to the side of the original house and will be set back from the front elevation. It will have a hipped roof to a height of 4m. Alongside the proposed extension, it is proposed to extend the front of the garage forward by 0.6m with a lower pitched roof to a height of 3m.

It is also proposed to construct an open sided porch in front of the entrance door on the original house, measuring 3.5m high, 1m deep and 1.9m wide.

The site is/not in a conservation area and is/not a listed building. There are no TPO's on the site and no known flood risk.

Relevant Planning History

S/37/89/TP/535 - Single-Storey Extension At Front (Cloakroom And Canopy Over Garage Entrance) – approved

Consultations

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extensions are modest in scale and will not be out of character or harmful to the street scene. While at the front of a house on a corner plot, the side extensions are set back and will retain a subservient appearance to the original side extension.

Residential amenity

The extensions are sufficiently distant from neighbouring properties to not cause any loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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.

Case Officer: Peter Barnett

Date: 10 June 2026

Authorised by: Louise Prew

Date: 10/06/2026