Development Management - Delegated Officer Report

Application Number: AWDM/0088/25 Recommendation – Approve

Site: Land south of 14 Halewick Close, Sompting

Proposal: Change of Use from garden land to parking area with single storey detached garage

Date of site visit: 26/3/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the rear garden of a recently built end of terrace house on the south side of Halewick Close. The rear garden runs parallel to Halewick Lane.

Planning permission was granted in 2019 for an end of terrace house with an EV parking space at the end of the new rear garden. This parking space should have been built before the new house was occupied. In the meantime, the end of the garden has been sold off and the new owner would like to erect a garage on it.

This application has been revised since first submitted and is no longer two storeys. A single storey garage is now proposed with loft access for storage within the pitched roof space. The garage now measures 8 metres by 3.6 metres and has a height of 2.5 metres to eaves and 4.4 metres to ridge. It is gabled at the front and hipped at the rear. It will sit 500mm off the boundary with 11 Halewick Close's garden and 300mm off either side boundary.

The garage will be accessed via an existing crossover.

The applicant has submitted the following to clarify the intended use:

'I can confirm that I own the land, having purchased it from my good friend (the owner of 14 Halewick Close) in November 2024, with the hope of building a garage for my personal use only.

The garage will primarily be used to store a classic car, keeping it safe and secure. The loft hatch space is perfect for keeping my belongings secure, including my fishing gear (I'm a very keen angler and have a lot of equipment), kite surfing gear, some furniture, and other household items that I simply don't have room for in my terrace house.

Being a local man myself, I've also made a point to incorporate a traditional flint gable into the plans. Traditional flintwork is very much in keeping with Sompting's character, but sadly, it's something you don't see very often these days—it seems to be a dying art. I wanted to ensure the design respects local heritage while also serving my practical needs.'

Relevant Planning History

AWDM/1458/19 - Construction of attached 3 bedroom two-storey dwelling to west elevation. Granted.

AWDM/0273/20 - Non material amendment to approved AWDM/1458/19 for re-arrangement of ground floor, removal of rear door, widening of window, replacement of window with patio doors, all to South facing elevation. Granted

AWDM/0335/25 - Application for variation of condition 7: (electric vehicle charging point) of approved AWDM/1458/19 to relocate parking space and EV charging point – pending

AWDM/0595/25 - Approval of Details Reserved by Conditions 4 (Surface Water Drainage); Condition 5 (Sewer Protection); Condition 6 (Cycle Parking) and Condition 11 (Solar Panels) of approved application AWDM/1458/19 (retrospective) - approved

Consultations

WSP: No objection on surface water grounds subject to conditions

WSCC Highways:

This proposal is for the change of use from garden land to parking area with proposed detached garage with loft space/storage above. The site is located on Halewick Close, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access point ono Halewick Lane, an unclassified road subject to a speed restriction of 30 mph. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

From inspection of the plans, the proposed garage and parking space in front of the garage are suitably sized. On-site turning does not appear achievable as per the existing arrangement, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Southern Water: The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.
No Soakaways should be connected to the public surface water sewer

Sompting Parish: supports the application.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 28 and 36
'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 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 surroundings.

Residential amenity

The revised proposal and in particular the reduced height will ensure no significant impact for neighbours at 11 and 12 Halewick Close or 12 Halewick Lane. Providing the new garage is used for non commercial storage or business use there is no reason the new building or its stated use will cause any harm to neighbours.

Visual amenity

The revised proposal is more domestic in scale and character. The traditional materials proposed will also give it character.

Flood Risk/Drainage

The site is in an area susceptible to surface water flooding and a drainage condition is necessary to ensure a drainage scheme is agreed prior to construction.

Highways

The local highway authority has no objection to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials
3. Drainage

4. Garage use only

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: Peter Barnett Date: 16 July 2025

Authorised by: Louise Prew Date: 17/07/2025