18 Bushby Close,
Sompting,
West Sussex,
BN15 9JW

PLANNING STATEMENT

Our ref: 0220
Accompanying householder planning application for: Single storey flat-roof rear extension

27th June 2025

Introduction

This statement is written to support an application for a single storey flat roof rear extension.

This statement should be read in conjunction with application forms and drawings.

18 Bushby Close is one half of a pre WW2 semi-detached, combined with number 16 to the south.

Planning approach

Number 16 Bushby Close is currently constructing a rear extension, for which permission was gained via larger home extension Prior Approval and subsequent Certificate of Lawful Development reference AWDM/0459/25.

The proposed extension at number 18 is exactly the same in footprint, height, massing, and fenestration. It has the addition of a low parapet wall to the boundary to create a robust junction between the adjacent roofs.

This application is made as a householder planning application for expediency and simplicity.

As permitted development rights defined by the General Permitted Development Order 2015 (as amended), and the extension at number 16 provide a reasonable fall-back position, it is considered unjustifiable to withhold consent for this application other than on the ground of reasonable and numerous objections.

No objections where received at prior approval stage for the extension at number 16.

Planning assessment

Not with-standing the previous paragraphs, the following should be noted.

- By virtue of the separation between number 18 and number 20, and the fact that number 20 is set back by around 4m from number 18;
- and by virtue of the proposed, under-construction extension at number 16;
- the proposed extension at number 18 is considered to have no adverse impact on neighbouring amenity.

- Materials chosen will match the existing host building.

- The rear garden is large and the size of the proposed extension is commensurate with the host building and plot.

Access

The proposed changes will not reduce the accessibility of the house in respect of Part M of the building regulationss

Waste and recycling

The proposed changes will not affect existing arrangements for the storage and collection of waste and recycling.

Conclusion

There are no reasonable grounds to withhold consent for the proposed extension.