Development Management – Delegated Officer Report

Application Number: AWDM/0258/25 Recommendation: Approve

Site: 67A Ullswater Road, Sompting, West Sussex

Proposal: Single storey rear flat roof extension with two roof lanterns (existing conservatory and garage removed)

Date of Site Visit: 28th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, chalet bungalow with a flat roof rear dormer, rear conservatory and garage to the side which is attached to the conservatory. Consent is sought to remove the garage and conservatory and to construct a flat roof, single storey rear extension the width of the bungalow 5 metres in depth.

Representations: - None received.

Sompting Parish Council: - Support

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the bungalow and not visible within the street scene. The proposed development is large in depth at 5 metres however the plot is wide at

this point and narrows to the rear, there is good spacing between the site and neighbouring dwellings and an adjacent garage also offers screening. The existing conservatory and garage will be removed therefore the increase in footprint is limited. The extension will be in scale with the host dwelling and does not represent overdevelopment in this case. Materials to be used will match existing.

Residential amenity

The bungalow is detached and there is space either side between the neighbouring properties. Both the neighbouring properties have a garage on the boundary, this will screen the extension to some extent. There will be no openings on the side elevations so no loss of privacy will occur. There will be no loss of light or overbearing impact in this case as a result of the proposed extension which would warrant a refusal in this case.

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 north or south elevation of the extension.

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: 29th April 2025

Authorised by: Peter Barnett Date: 29 April 2025