Development Management - Delegated Officer Report

Application Number: AWDM/1516/25 Recommendation – Approve

Site: 1 - 2 Rooksacre Cottages, West Street, Sompting

Proposal: Proposed replacement outbuilding to be used as a games room solely for the use of the main house only.

Date of site visit: 11 December 2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey dwelling within a large plot which runs east-west behind properties which front West Street. There are several outbuildings including a timber and slate double garage located in front (east) of the house.

It is proposed to demolish the existing garage and replace it with a new building to be used as a games room. The floor plan shows a large main room with full size snooker table and lounge area, with a sink and w/c. It will occupy the same footprint as the existing garage and has been amended in design to be similar in bulk, with a lower element on the east side. It will also be slightly taller (4.6m compared with 4.3m).

It is to be finished in traditional dark stained timber weatherboarding with a slate roof to match existing.

The site is within the Sompting conservation area.

Relevant Planning History

None

Consultations

Sompting Parish Council: No objection so long as the owners adhere to the like for like statement.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 17
'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.

Residential amenity

The building is to be sited approximately 17.7m north of the rear boundary of Rooksacre Cottages and 29m from the rear of the cottages themselves, which are located on lower ground and partly screened by a hedge and tree. A single window is proposed in the south side elevation which, being at ground floor level and with the separation distance, is not likely to result in loss of amenity for neighbouring occupiers.

The building is shown as being used as a games room for purposes incidental to the use of the main house. It has a large footprint and is not considered to be incidental as a result. Given the size of the building, its separation distance from the house and the apparent subdivision of the garden through new planting, plus its backland location, a condition is not likely to provide sufficient control to prevent potential use as a separate dwelling in the future. A legal agreement is therefore necessary to provide suitable control over future use and to ensure that it remains in use for purposes ancillary to the main house.

Visual amenity

The building will have a similar scale to the existing and will be in the same position. It will have a hipped roof with barn ends and is of an appropriate form. It will be located at the rear of cottages fronting West Street and not visible from the street.

It is to be finished in dark stained timber weather boarding and slate as existing. It is not considered to cause harm to the Conservation Area.

Recommendation

Subject to completion of s106 to secure use of building for purposes ancillary to the enjoyment of the main house, **APPROVE**

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified (dark stained timber weatherboarding)
4. Ancillary only, no primary living accommodation

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 27 October 2026

Authorised by: Louise Prew Date: 27 October 2026