

Development Management – Delegated Officer Report

Application Number: AWDM/0368/26 **Recommendation:** APPROVE

Site: 16 Hillside Road, Sompting, West Sussex

Proposal: Single storey rear extension to replace conservatory.

Date of Site Visit: 12th May 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, gabled roof bungalow with rooms in the roof with rear dormer. There is a conservatory to the rear which is to be removed. A single storey, gabled roof extension is proposed, 5.9 metres in depth. Brick, render and tiles are proposed to match existing, the extension will provide an open plan living space with rooms in the roof and patio doors onto the garden. The plans show a low level retaining wall with patio and step down to the garden. This is similar to the existing arrangement where there are steps down from the conservatory to a patio and then onto the garden.

Representations: - None received.

Sompting Parish Council: - Support planning application.

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. It is deeper than the existing conservatory that it will replace however it is considered that the scale, design and form will be in keeping in this case. There are many other

examples of rear extensions within this locality which differ in design and appearance. The materials in this case will match existing with render, brick and tile.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the north is at a slightly higher ground level and has an existing rear conservatory extension. The proposed extension will project beyond this by approximately 2.8 metres. The roof will also be higher, however it will be pitched away from the boundary. At a projection of 2.8 metres this can be supported as it complies with Development Management Standard No. 2, which states that an extension up to 3.5 metres can be built adjacent to an attached dwelling at ground floor without significant harm in terms of light and overbearing impact.

To the south, at the neighbouring bungalow there is a garage/outbuilding along the side boundary at a lower level. There is also space between the proposed extension and the side boundary. It is therefore not considered that the extension will result in any loss of light or overbearing impact in this case. There is a side window proposed however due to the set in from the boundary and the neighbouring building as a screen this will not lead to any loss of privacy in this case. There is already glazing to the side of the existing conservatory.

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: 14th May 2026

Authorised by: Peter Barnett

Date: 14 May 2026