

Development Management – Delegated Officer Report

Application Number: AWDM/1593/25

Recommendation: APPROVE

Site: 33 Highview, Sompting, BN15 0QW

Proposal: Garage conversion to habitable room; loft conversion with rooflights and side window.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 33 Highview is situated on the south side of the road and is a two storey detached dwelling circa 1980's. The property has an integral garage and there is a hardstanding at the front for parking for 2no. cars. The property is on rising land.

Highview comprises a mix of two storey and single storey dwellings, constructed with the same colour brick. The houses have integral garages, although no. 29 has removed the garage door and there is a window in its stead. (AWDM/0765/11 refers), no. 35 also has converted their garage to living accommodation (S/19/98/TP refers).

Some of the dwellings within Highview have converted their lofts, and thereby there are existing rooflights within the roofslopes

The site is not a Listed Building or within a Conservation Area.

Proposal:

The application seeks permission to:-

- Convert the existing integral garage to living accommodation;
- Remove garage door replaced with window;
- Convert loft space to bedroom;
- Install 2no. rooflights to front roofslope, 2no. rooflights to rear roofslope, and 1no. window to side gable (west).

Relevant Planning Applications:

S/47/87/TP Residential development comprising 27 two storey houses and 12 bungalows, garages, car parking and estate road. **Approved 25.03.1988**

Condition 4 of this approval stated that the buildings shall not be occupied until the parking spaces and garages shown on the submitted plans have been completed in accordanceThe areas of land so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles incidental to the use of the proposed dwellings.

Representations:

Sompting Parish Council: Support the application.

Consultations:

WSP Drainage: No objections

WSCC Highways: Comments on original plans:

The existing garage is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not currently count toward the overall parking provision. There is frontage parking at the property for 2 vehicles, and this same provision is to be retained to serve the dwelling in its proposed format. There is also the possibility for on street parking to accommodate for any overspill parking generated by the proposal.

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 NPPF (para. 116), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15, 28

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of the existing dwelling 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 dwellings and their surroundings.

Visual and Residential Amenity:

With regard to the garage conversion, the only visual difference will be the removal of the garage door and its replacement by a window, which will be of a similar design to the existing windows and to the neighbour's windows.

The loft conversion will result in 2no. rooflights to the front roofslope, 2no. rooflights to the rear roofslope, and 2no. window within the west gable end. The gable window will serve as light over the new staircase, and is shown to be non-opening and obscure glazed.

The base of the rooflights will be approx. 1.1m above floor level, whilst the head of the rooflights will be some 2m above floor level. However, it is not considered that the overlooking from the rooflights within the proposed new bedroom, will be materially greater than exists from the first floor windows first floor bedrooms.

The proposal thereby is not considered to result in any material loss of residential or visual amenity to the neighbouring residential properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 23.02.2026

Authorised by: Peter Barnett Date: 23 February 2026