Development Management – Delegated Officer Report

Application Number: AWDM/0803/25 Recommendation: APPROVE

Site: 54 Cokeham Road, Sompting, West Sussex

Proposal: Rear/side extension, remove "lean-to" conservatory, kitchen and glass conservatory and rebuild to same depth and closer to boundary.

Date of Site Visit: 7th July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of both bungalows and houses. There is an existing rear conservatory, rear extension and side extension which are to be removed. Consent is sought for a single storey rear, wrap around extension to the same depth. It is to be the same width as the bungalow built up to the boundary. It is to be rendered to match existing, roof lights are proposed in the flat roof.

Representations: - Comments received from owner/occupier of 56 Cokeham Road.

- Happy for extension to be close to the fence on your side but wish the fence to remain.
- We do not agree to having the extension wall being the boundary.

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 proposed extension is to the rear of the bungalow, it is not visible within the street scene. It replaces the existing piecemeal extensions to provide a flat roof extension with roof lights which will be rendered to match existing. It is in keeping

with the scale and appearance of the bungalow and will be a subservient addition. There are other examples of rear extensions within the vicinity of the site. Such development is commonplace.

Residential amenity

To the east of the site in close proximity to the boundary is the Sompting United Reform Church. A large building which runs along the northern boundary of the site. There is an obscurely glazed window from the church facing onto the site however due to the use of the adjacent site there will be no harm to amenity and no impact will occur.

To the west is the attached bungalow. There is an extension projecting to the rear with a window adjacent in a recess. Due to the existing extension at the application site this is in a recess as existing. The proposed extension will be closer to the boundary however it will be no deeper. The neighbours have commented that they accept the extension coming closer to the boundary however they wish the fence to form the boundary line. The case officer has discussed this with the applicant and have been informed that the neighbours have agreed to the wall forming the boundary and being rendered in grey. The remainder of the extension will be white render to match existing. It has also been confirmed that no guttering will overhang the boundary.

The existing extension has glazing to the side and this will be replaced with a solid side elevation, an improvement on the existing.

On balance the extension up to the boundary will have no significantly greater impact upon the adjacent window than existing and support can be given subject to safeguarding conditions set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render (grey to side)
4. No additional windows on the east or west 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: 4th August 2025

Authorised by: Peter Barnett Date: 4 August 2025