

Development Management – Delegated Officer Report

Application Number: AWDM//1594/25 Recommendation: APPROVE

Site: 93 Western Road, Sompting, West Sussex

Proposal: Retention of single storey extension (Retrospective application)

Date of Site Visit: 3rd February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties on the west side of Western Road. Retrospective consent is sought for a single storey flat roof extension greater than the width of the bungalow, including a side projection to the north side.

The extension is currently completed in structure and requires finishing externally and internally. Black cladding is proposed to the elevations.

Sompting Parish Council: - Require details of materials.

Representations: - None received.

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)

WSSCC 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 visible from the street scene as it includes a side projection, however this is set back and behind a side gate/fence. Also, combined with the flat roof appearance it is not a prominent feature within the street scene. The black cladding will not be overly visible. The extension is a subservient addition which will

be of no harm in terms of character and appearance of the street scene and existing building.

Residential amenity

To the north is no. 95 Western Road, there is a garage at this property adjacent to the boundary and with a car port in front, there is spacing between the adjacent bungalow and the extension. There will be no loss of light, privacy or overbearing impact in this case.

To the south the neighbouring bungalow is attached, there is a neighbouring extension adjacent to the boundary. The existing extension at the application site projects further than this at 3 metres. Yet it is not considered that there will be any loss of light or overbearing impact in this case, particularly in view of its limited depth and position to the north. Development Management Standards state that an extension can be built up to the boundary to a depth of 3.5 metres and be considered to not impact significantly with regards to loss of light and overbearing impact. In this case the extension is less than this and there is a neighbouring addition. Therefore in this case there will be no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as shown on approved plans.
3. 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: 12th February 2026

Authorised by: Peter Barnett

Date: 12 February 2026