

Expiry: 17/8

Development Management - Delegated Officer Report

Application Number: AWD/0763/26

Recommendation – Approve

Site: 19 Nelson Close, Sompting

Proposal: Single storey flat roof rear extension. Replacement of existing concrete ground floor outer panels with new external facing brick leaf.

Date of site visit: 28/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced dwelling facing south west down the hammerhead of Nelson Close. On its west side it shares a covered passageway with No. 18. These properties have tile hung mansard style roofs and concrete panelled ground floor outer walls.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known associated flood risk.

Permission is sought to add a single storey rear extension. The revised proposal reduces the depth to 3.5 metres. It is also proposed to replace the existing concrete panels to all elevations in facing red brick leaf.

Relevant Planning History

None.

Consultations

Sompting Parish Council: supports the application.

Southern Water: No objection – standard informatives

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

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

National Planning Policy Framework (December 2024)

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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.

Visual amenity

The neighbour immediately adjoining at No. 20 and those at No. 26 have refaced their front and rear elevations in red brick. The proposal to do the same in this case will therefore not be out of character or harmful to visual amenity.

The rear extension is to the rear and will not be visible from the street.

Residential amenity

The extension has been reduced in depth to 3.5 metres. It is 2.9 metres in height. It will sit alongside the boundary of No. 20. No 20 is unextended to the rear. The reduced depth complies with DM Std 2. It sits well away from the boundary with No. 18.

It will not be harmful to neighbour amenity

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No east side windows.

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

1. 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.
2. SuDS drainage
3. SW connection

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4. SW sewer maybe on site

Case Officer:

MOK

Date: 7/8/26

Authorised by:

Peter Barnett

Date: 7 August 2026