

Planning Statement For:

Site Address: 1 Rooks Acres Cottage, West Street, Sompting Village, BN15 0AX

Applicant: Mr Myles Smith

Date: 3rd December 2025



Nigel Locke Planning Consultant
T: 07770 375240
E: planningappeals@gmail.com



The Site and Surroundings



The proposal site

The property is a detached two-storey dwellinghouse with roof dormers to the rear elevation. It is constructed with brick elevations under a slate roof. It occupies a large plot and there are a number of outbuildings, including a detached double garage.

It is situated to the rear of properties fronting West Street and is accessed by a vehicular driveway from West Street.

It is situated in an accessible and sustainable location in Sompting Village.

The Proposal

The householder planning application seeks planning consent to replace one of the existing outbuildings on site with a replacement building to be used as a games room, which will be ancillary to the residential accommodation at No. 1 Rooks Acres Cottage.

Planning Context

This planning statement has been prepared to accompany the application for a replacement building situated on the site and footprint of an existing building, which is within the residential curtilage of the property.

The proposed development has been designed given full regard to relevant local and national planning policies.

Description of Works

The site of the proposed building is at present occupied by a detached outbuilding, which is in a poor state of repair, and it is therefore proposed to replace this building with a single-storey detached building as set out in the application plans.

This will occupy the same site and footprint of the existing building. It will also be built to the same ridge height as the existing outbuilding.

No other external works are proposed.

Use

The replacement building will be used as a games room, which will be ancillary to the main house, which is sited opposite the proposed building.

The games room will have easy hard surfaced access to the main property and therefore it is ideally sited to provide facilities as a games room for family use.

It will provide additional facilities for the enjoyment of existing and future occupiers.

Appearance

The proposed new building will be constructed of brick elevations under a slate roof to match the existing property and to harmonise well within its setting.

Planning Policies

The following planning policies are considered relevant to this application.

Local Planning Policies

The current development plan for Adur is the Adur Local Plan 2017 and set out below are the policies relevant to this application.

Policy 1: The Presumption in Favour of Sustainable Development

The proposal is considered to be sustainable development in terms of location, the local environment, local economy and sustainable construction.

Full details of the proposal's sustainability features will be listed later in this statement.

Policy 15: Quality of the Built Environment and Public Realm

The proposal by replacing an old outbuilding in poor repair with a new building of the same size will generally raise the standard of architecture within the site.

As the proposal building will be the same scale and siting as the existing, it will have no adverse impact upon the character of the existing building or the wider character of the area.

The site is secluded and set well back from West Street; therefore, it will have no impact upon the local street scene.

With regard to residential amenity, the building is well set back from the southern boundary of the site, which adjoins the rear boundaries of the properties facing West Street.

As there is an existing building of the same size already on the site, it will have no adverse impact upon any adjoining properties in terms of loss of sunlight, daylight or privacy.

Policy 18: Sustainable Design

Site waste will be kept to a minimum during the construction process, and all building materials will be sourced locally where possible.

The proposal is a replacement of an existing building, on the same site and footprint, therefore no trees or landscape features will be affected by the construction process.

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

In accordance with the guidelines set out in this document, the appearance, scale, design and character of the replacement building are in keeping with the existing house and its surroundings.

No garden areas or parking spaces will be lost by this proposal.

It is considered that the proposal is compliant with local planning policies.

The National Planning Policy Framework

The Government's revised NPPF was published on the 11th of December 2024 and is now a material consideration in all planning applications. I set out below the relevant sections that I consider appropriate to this development.

Section 2 – Achieving Sustainable Development

Paragraph 8 has three main objectives:

- a) An economic objective*
- b) A social objective*
- c) An environmental objective*

Economic

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers.

The proposal satisfies the economic dimension of sustainable development.

Social

The site is in an accessible and sustainable location.

The proposal will provide useable space, which is ancillary to the main house, by the provision of a newly built games room being conveniently situated close to the existing property and will provide an additional benefit for existing and future occupiers of the property.

It is considered that the proposal satisfies the Government's aim for socially inclusive communities.

Environmental

During the construction process site waste will be kept to a minimum and all building materials will be sourced locally where possible.

The construction will not involve the loss of any trees or natural habitats.

It is not considered that the proposal will harm the local environment in anyway.

It is considered that the proposal will comply with the environmental role.

[*The Presumption in Favour of Sustainable Development*](#)

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

The proposal is considered to be compliant with the current policies in the Adur Local Plan.

The sustainability features of this proposal are as follows:

- ✓ Site waste during construction will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.
- ✓ All building materials sourced locally where possible.
- ✓ The site is in an accessible and sustainable location close to local transport links and services.
- ✓ The proposal will have no adverse effect upon the biodiversity of the site, the local environment or any wildlife habitats.
- ✓ A key element of sustainable development is high quality design, and it is considered that this is achieved with this proposal.

- ✓ The games room building will be a low impact development that meets high standards of sustainability for a domestic outbuilding.
- ✓ Through the use of appropriate materials, energy, and careful site management, the proposal aligns with local and national goals for sustainable development.

Section 12: Achieving Well-Designed Places

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

It is considered that the proposal provides a well-designed building that will integrate well with its surroundings to provide safe and secure facilities for an ancillary building to the main residence.

The proposal will provide a long-term benefit for existing and future users of the property.

Paragraph 135 states that Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing

or discouraging appropriate innovation or change (such as increased densities).

The proposal will integrate sensitively within its secluded setting. Materials will match the existing house and the proposal will provide a functional building for the benefit of existing and future users.

It will provide a functional building for the benefit of existing and future users.

Section 15: Conserving and Enhancing the Natural Environment

Habitats and Biodiversity

The biodiversity of the site, the local environment and wildlife habitats will in no way be harmed by the proposed extension.

Conclusion

The proposal is considered to be compliant with relevant local and national planning policies as set out in this statement.

It will provide a secure and highly functional outbuilding for the use and enjoyment of existing and future occupiers.

As the proposal is a replacement building to the same scale, height and footprint with materials to replace the existing house, the proposal will have no adverse impact upon the residential amenity of any nearby properties.

It will make a positive architectural contribution to the appearance of the buildings on site.

