Expiry: 14/7

Development Management - Delegated Officer Report

Application Number: AWDM/0621/25 Recommendation – Grant

Site: 15 Grafton Drive, Sompting

Proposal: Demolition of existing rear extension and detached garage. Proposed wrap-around single-storey flat roof extension to the side and rear, incorporating solar panels on the roof, bicycle storage and new gate access.

Date of site visit: 11/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the north side of Grafton Drive. As built the properties have catslide roofs and a large side dormer has been added. It has also been extended at rear ground floor and has a large outbuilding at the end of the garden. On its east side it has a driveway with a shallow pitched roof garage at the head of the drive.

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 flood risk.

Planning permission is sought to replace the ground floor extension and garage with a 6metre deep extension which also extends 1.2 metres wider than the flank wall. In front of this is a single skin bicycle store, 2.05 metres deep. The extensions are 2.8 metres in height. The extension is to be rendered and painted to match the house.

A 2.2 metre high gate is proposed between the side wall of the extension and the shared boundary with No. 14.

Relevant Planning History

None.

Consultations

Sompting Parish Council: supports the application.

Representations

None received.

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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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Residential amenity

No. 16, to the west has a ground floor rear extension and the proposed extension will project 3 metres beyond it.

No. 14, to the east is a detached chalet bungalow and also has a rear extension 5 metres in depth. It has one side window overlooking the site's driveway which appears to be to a bedroom or study. It is not considered that the extension will cause a significant loss of light or outlook to this bedroom window. The extension is less deep than the garage on the boundary to be removed and set 1 metre off it. No greater impact for neighbours will occur in terms of outlook or sense of enclosure.

Visual amenity

The extension is set well back from the road and is domestic in scale and appearance. It will not be harmful to visual amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows
5. Utility window obsc/non-opening below 1.7 metres

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

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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:	MOK	Date: 23/6
Authorised by:	Peter Barnett	Date: 23 June 2025