

Development Management – Delegated Officer Report

Application Number: AWD/1384/25 Recommendation: APPROVE

Site: 40 Burnside Crescent, Sompting, West Sussex

Proposal: Single storey rear extension and construction of single storey outbuilding for ancillary storage.

Date of Site Visit: 12th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with a street of similar properties. As existing there is a detached single garage set back to the side of the bungalow. The garage is to be removed and a single storey, flat roof rear extension is proposed 4 metres in depth in materials to match existing.

Also proposed is an 'L' shaped flat roof outbuilding to the rear of the garden finished with vertical timber cladding. The plans state that this will provide dry storage and cold storage. The applicant's agent has confirmed that the use is ancillary only for use in connection with the occupiers of the residential house only. There is to be no storage in connection with a business use.

Consultations:

Adur and Worthing Councils: Environmental Health: -

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Representations: - Representation from the owner/occupiers of 42 Burnside.

No objection to building development concern regarding cold storage and whether it will be commercial refrigeration units running 24 hours a day. More clarification is needed and the potential noise that will be emitted in a residential setting.

Sompting Parish Council: - Support for application

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 single storey extension will not be visible within the street scene, a single storey, flat roof addition 4 metres in depth. It will be in keeping with the scale and character of the existing bungalow with materials to match existing. The removal of the existing garage will allow for space of the development.

The outbuilding is towards the rear boundary adjacent to the side, north and rear east boundary of the site. It will be 2.5 metres in height and it will be visible from neighbouring properties as the rear extension would be. Yet there is no harm to the character and appearance of the site in this case, such development is commonplace in this type of residential locality.

Residential amenity

The neighbouring dwelling to the north has a rear single storey extension adjacent to the boundary alongside the existing garage. The single storey extension will therefore not result in any loss of light, privacy or overbearing impact in this case. The extension is 4 metres in depth and set in from the boundary. Development Management Standards require 3.5 metre maximum depth within 1 metre of the boundary, therefore on balance this depth is considered acceptable due to the separation between the buildings. Similarly to the south there is a neighbouring bungalow and dense vegetation on the boundary, also due to the separation here 4 metres in depth is acceptable.

The outbuilding to the rear of the site will be visible to adjacent neighbours and there are flats to the rear of the site however it will not impact detrimentally upon any amenities of adjacent occupiers. There are no openings other than towards the rear of the application property and the use is ancillary storage for the main dwelling.

A condition is attached to ensure this is the case and the applicant's agent has also confirmed this via email. It is noted that representations have been made by adjacent occupiers with regards to potential noise. The fridge and or freezer in the outbuilding will be no different to domestic appliances in the home therefore no unacceptable noise will be emitted which would be harmful in this residential location. Nevertheless, it is considered to be prudent to add a condition to prevent any external a/c plant from being installed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary use no business storage
4. Materials
5. Openings
6. Contamination
7. No external plant

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: 26th January 2026

Authorised by: Peter Barnett

Date: 26 January 2026