

Development Management – Delegated Officer Report

Application Number: AWDM/0344/26

Recommendation: APPROVE

Site: 10 Downlands Close, Sompting, BN15 0JL

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 10 Downlands Close is a semi-detached bungalow situated on the east side of the Close, near to the cul-de-sac area. The Close lies off the Upper Brighton Road (UBR) and can only be accessed from the south side of UBR when driving west.

The bungalow has an existing rear extension and several outbuildings, one of which being a garage sited close to the rear boundary no. 67 UBR.

The close comprises semi-detached bungalows, some have been extended to the rear and/or into the loft. Also, many have outbuildings within their rear gardens.

Proposal:

The application seeks permission to:-

- Provide a replacement single storey rear (east) extension with a false pitched roof;
- Measuring some 6.3m wide x 3.9 deep x 3.04m high;
- Render finish walls;
- Tiled roof.

Relevant Planning Applications:

AWDM/0345/13 Application for a Lawful Development Certificate for two proposed outbuildings. **Under consideration**

Representations: None received

Consultations: Sompting Parish Council: Objection - query room in the roof. Access is via the kitchen/dining area. This is a fire hazard and no details of alternative escape route.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

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

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The extension will be to the rear of the property and will replace the existing extension. The existing extension measures approx. 6.3m wide x 3.7m deep (at widest section) x 2.0m high and has a mono-pitch roof. The proposal will be the same width and slightly deeper at 3.9m, and will be higher with the height of some 3.05m. The height difference is because it will have a false pitched roof, which will house the insulation for the warm roof required by current Building Regulations.

It is not considered that the additional height of the roof or depth of extension would result in any material harm to the neighbouring property by way of overshadowing or overbearing, and thereby will be an acceptable replacement. The attached property has its own rear extension to a greater depth.

With regard to the Parish Council's comments regarding the staircase within the dwelling, this is shown leading to a proposed loft conversion which does not form part of this application. It is most likely permitted development and, as such, will be considered under the Building Regulations, including the adequacy of any means of escape.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

3. Materials

Informative

1. 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.

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

Case Officer: Peter Barnett

Date: 11 June 2026

Authorized by: Louise Prew

Date: 11/06/2026