

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0229/26 **Recommendation:** APPROVE

**Site:** 18 Sedbury Road, Sompting, West Sussex

**Proposal:** Single storey rear extension

**Date of Site Visit:** 16<sup>th</sup> April 2026

**Neighbours Checked:** Y

**Additional neighbour notification:** N

### **Proposal, Site and Surroundings**

The application site is a semi detached bungalow, as existing there is a flat roof, single storey extension with a conservatory style extension attached to the rear. The extensions are set in from the boundary of the attached bungalow.

Consent is sought to remove the existing conservatory style extension and add a flat roof rear extension, attached to the rear of the existing extension to match in height and materials that of existing. Originally this extension was shown as 4.3 metres giving an overall depth of single storey extension of 8.5 metres. Amended plans have been received to show a reduction here to the maximum depth of the existing extensions combined. 3.2 metres of new extension combining with existing to make 7.4 metres in total. The side window has also been removed in the new addition, the two side windows are existing within the existing flat roof extension.

**Representations:** - None received

**Sompting Parish Council:** - Support

### **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)

WSSCC 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 extension will give rise to a rear flat roof, single storey extension of 7.4 metres. This is the same depth as the existing extensions combined. Therefore providing a more cohesive development matching in materials, rendered. Although deep it replaces existing development and is to the rear of the bungalow, therefore not visible within the street scene. There is a similar extension adjacent which is flat roof and significant in depth. Such development is not unusual within this locality, therefore in keeping in character with the existing built environment. It would be difficult to resist the extension in this case as it replaces the existing depth of development at the site. The original plan showed a deeper development which could not be supported in this case.

### **Residential amenity**

The main properties to be affected are those either side of the site. The attached bungalow has a rear wooden awning over the rear patio doors at the bungalow, adjacent to the boundary. This as existing provides shade to the rear of the neighbouring building and limits light to the rear. This combined with the presence of the existing extensions adjacent to the boundary, and them being slightly set in, on balance gives rise to a limited impact in terms of light and overbearing impact. The extension will be slightly closer and higher however, on balance the impact is not such to warrant a refusal here. Light and outlook to the neighbouring rear patio doors is already significantly reduced by the neighbouring structure.

In terms of privacy there are existing side windows in the existing single storey flat roof extension these will not change and therefore the impact is no different to existing. No further windows are permitted in the new extension, and a condition is attached to ensure this is the case.

To the south is a neighbouring bungalow with a large rear flat roof extension the extension proposed is not as deep as this and will have no greater impact than existing.

It is noted that the proposed development does not comply with Development Management Standard No. 2 Extensions and Alterations to Dwellings as it is adjacent to the boundary and exceeds 3.5 metres in depth. However, in this case, the existing extensions are taken into consideration along with the adjacent structure at the attached bungalow. Therefore this can be supported as justified above.

### **Recommendation**

APPROVE

### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 5<sup>th</sup> May 2026

Authorised by: Peter Barnett

Date: 6 May 2026