Development Management – Delegated Officer Report

Application Number: AWDM/0693/25 Recommendation: APPROVE

Site: 63 Abbey Road, Sompting, West Sussex

Proposal: Demolition of the existing rear conservatory and the construction of a new single storey rear extension.

Date of Site Visit: 7th July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties, there is an existing rear conservatory which is to be removed with permission sought for a single storey rear extension. The extension proposed is the full width of the bungalow of flat roof design and 4 metres in depth. The extension will be white render to match existing.

Representations: - None received

Consultations

Sompting Parish Council: - Support is given

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 extension is to the rear of the bungalow and will be largely hidden in the street scene. It is in keeping is size and scale with the existing building. There are other

similar extensions at neighbouring properties and such development is in character within this locality. Materials to be used will match existing.

Residential amenity

The attached bungalow has a rear conservatory near to the boundary. The proposed extension will be adjacent to the side elevation of this conservatory. There are some side windows however the main outlook and light is to the rear. The extension will be 4 metres deep, which is deeper than that permitted under Development Management Standard no. 2. However it will not project more than 3.5 metres beyond the rear of the neighbouring extension. Therefore is not considered to be harmful in this case in terms of loss of light or overbearing impact.

To the other side there is space between the extension and the neighbouring property which also has an extension with a glazed side elevation. The proposed extension at 4 metres in depth relative to the existing neighbouring property will not result in any harmful impact.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 15th September 2025

Authorised by: Peter Barnett Date: 16 September 2025