

Development Management - Delegated Officer Report

Application Number: AWDM/0662/26

Recommendation – Approve

Site: 1 Downlands Close, Sompting

Proposal: Single storey rear extension.

Date of site visit: 28/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Downlands Close. The bungalow has been extended into the roof with a raised gable and large rear dormer. It also has a rear extension away from the boundary with No. 2.

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 associated flood risk.

Permission is sought to erect a ground floor rear extension. Originally proposed at 5 metres deep the extension has been reduced in depth to 3.5 metres closest to No. 2 extending to 5 metres depth, 3.7 metres inside the boundary. It is 2.8 metres in height excluding the slight projection for the rooflight.

Relevant Planning History

None.

Consultations

Sompting Parish Council: supports the application.

Southern Water: No objection, standard informatives.

Representations

7 neighbours notified. No responses received.

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)

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.

Visual amenity

The extension is to the rear and will not be visible from the public realm.

Residential amenity

The extension is 2.8 metres in height. No. 2 does not have an extension on the shared boundary. The application has therefore been revised to extend to no more than 3.5 metres in depth on this boundary, in accordance with DM Std 2. The greater depth is more than 3.7 metres off this boundary and parallel with the rear garden boundaries of Upper Brighton Road properties.

The extension is sited to the north of the attached neighbour and it will not be unduly harmful to neighbour amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. SuDS drainage
3. SW connection
4. SW sewer maybe on site

Case Officer:

MOK

Date: 12/8

Authorised by:

Peter Barnett

Date: 13 August 2026