

Development Management – Delegated Officer Report

Application Number: AWDM/0174/26 Recommendation: APPROVE

Site: The Haven, Church Lane, Sompting, West Sussex

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

Date of Site Visit: 3rd March 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwellinghouse within Sompting Village and within the Conservation Area. There is an existing rear conservatory to be removed. A single storey, gabled roof extension is proposed with roof lights and windows to the side and rear. Brick and tile construction to match existing.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17

‘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 dwelling and Conservation Area.

Visual amenity

The extension is to the rear of the dwelling house. It will not be visible within the street scene or some views within the Conservation Area. It is replacing the existing conservatory. It is an extension in keeping with the character and appearance of the existing dwelling, subservient in scale in matching materials.

Residential amenity

The main property to be affected is to the south which is at a lower level and is further forward, closer to the highway. There is a conservatory to the rear of the neighbouring dwelling. However, there is also a recessed window opening adjacent to the boundary. Yet, as these dwellings are detached and there is spacing between the properties, and taking account of the existing conservatory to be replaced, this proposal can be supported. Although the proposed extension is of solid construction, higher and 4.3 metres in depth, its roof slopes away from the boundary and its highest point is some 5m from the boundary, on balance the impact is not such to warrant a refusal in this case.

Amended plans have been submitted to show the side window fitted with obscured glazing. Despite the existing conservatory here the new extension will be closer to the boundary so it was deemed necessary to have obscured glazing here to protect privacy to both sides.

To the north there is a hedge on the boundary and a detached dwelling with rear single storey extension. As the proposed extension is away from this boundary there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Side windows shall be fitted with obscured glazing.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 7th April 2026

Authorised by: Peter Barnett

Date: 7 April 2026