

Expiry: 11/6

Development Management - Delegated Officer Report

Application Number: AWDM/0243/26

Recommendation – Approve

Site: 34 Howard Road, Sompting

Proposal: Two storey rear extension.

Date of site visit: 20/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of Howard Road. Land slopes considerably into the back garden with the houses having their rear internal ground level approximately 1.5 metres above garden level. The site has a half width rear terrace with steps down to the garden.

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 flood risk.

Permission is sought to add a 6 metre deep rear extension which takes account of the sloping ground and is over two floors. The extension is flat roofed and does not exceed the height of the bungalow's eaves.

Relevant Planning History

S//04 - Single-storey rear extension with rear balcony and fencing on west boundary (3.5M). Granted.

Consultations

Sompting Parish Council: supports the application.

Representations

Owner No. 36: No objection.

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)

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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.

It is unusual in that it is 2 storeys in height but it does not exceed the height of the bungalow's eaves and therefore is similar in scale to a single storey extension when viewed from the side.

Residential amenity

No. 32 is the other side of the shared driveway and has two side facing windows, one in its original wall and one in the side of a 5 metre deep rear extension. Sufficient separation exists to prevent any significant harm to light or outlook.

No. 36 has a 3 metre deep rear extension and deeper raised terrace beyond. The terrace has one trellised panel and then low fencing separating it from the site.

The 6 metre deep rear extension will extend 3 metres beyond the extension at No. 36. It will not have any significant impact on occupiers of No. 36. These neighbours have confirmed they have no objection to the extension.

The agent has confirmed no untypical excavation is necessary - *'I can confirm the excavation and foundations will be normal having regard to the ground conditions.'*

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

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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.
2. SuDS Drainage?

Case Officer:

MOK

Date: 26/6

Authorised by:

Peter Barnett

Date: 26 June 2026