

Expiry: 20/8

Development Management - Delegated Officer Report

Application Number: AWD/0781/26

Recommendation – Approve

Site: 5 Silverdale Drive. Sompting

Proposal: Proposed single storey rear extension, extended rear box roof dormer and new side windows

Date of site visit: 31/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached chalet bungalow on the west side of Silverdale Drive. The bungalow has front and rear dormers, as do neighbouring properties.

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 associated with it.

Permission is sought to add a 3.35 metre deep rear extension. It has a fully pitched roof which is 2.2 metres high to eaves rising to 3.7 metres, 3.5 metres inside the boundary.

It is also proposed to widen an existing rear dormer to the south side flank wall.

Relevant Planning History

None.

Consultations

Sompting Parish Council: supports the application.

Southern Water: No objection, standard informatives recommended.

Representations

None 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)

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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 extensions are to the rear and will not be harmful to visual amenity. Matching materials are proposed.

Residential amenity

No. 3 has a ground floor extension to the same depth. No. 7 is the other side of shared drives with paired garages.

No. 3 also has a rear dormer which extends to its flank wall.

No neighbouring amenity harm will occur with either extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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.
2. SuDS drainage.

Case Officer: MOK

Date: 6/8

Authorised by: Peter Barnett

Date: 6 August 2026