Development Management – Delegated Officer Report

Application Number: AWDM/1259/25 Recommendation: APPROVE

Site: 48 Burnside Crescent, Sompting, West Sussex

Proposal: Single storey front extension and single storey rear extension (as a replacement of an existing conservatory)

Date of Site Visit: 27th October 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow with front gable within a street of both similar bungalows and bungalows of differing design. Some have dormers and have been extended and altered over time.

There is a detached garage building, set back to the side, a small flat roof side extension which adjoins a lean to rear extension with extended canopy roof.

Consent is sought to remove the rear extension and construct a single storey flat roof extension with roof lantern constructed in brick and render. The extension will be double the depth of the existing conservatory at 4.7 metres and the same width as existing, projecting to the side of the bungalow. The canopy roof will be the same dimensions as existing abutting the existing garage.

A single storey flat roof, infill extension is proposed to the front of the bungalow. This is to be rendered and painted with Dulux Tuscan Terracotta. This will be slightly set in from the front gable projection.

Representations: - None received

Sompting Parish Council: - Support application, Councillors commented that similar work had already been carried out by neighbouring properties.

Consultations: -

WSP: - We would recommend the approval of the application with the following informative attached:

Informative 1: The applicant should consider the use of SuDS (such as rain gardens and water butts,) where possible, within their drainage strategy to provide runoff betterment.

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 (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 front extension will be clearly visible within the street scene. It will not project further than the existing front gable, is of a subservient flat roof design and will be rendered with a painted finish to match the colour of the existing front rendered wall at the property. This flat roof addition could be considered to be harmful to the character of the bungalow and street scene where development of matching design is adjacent to each other and the front gable is the dominant feature. However, in this case, the neighbouring bungalow, no. 46 has a matching extension. There is planning history for this development S/4/00/TP granted in 2000. Consequently, the current proposal would not appear harmful or out of character.

The rear extension is generally screened from the street by the host dwelling however there is a projection visible to the side, this is set back and will be subordinate in the street scene. The extension is not overly large and represents an extension type which is commonplace within the locality. The brick and tile finish with some render will have no adverse impact in this case.

Residential amenity

The main properties affected are those either side of the sit. Although the projection to the side and the front extension will be visible from occupiers on the opposite side of the road there will be no harm to those occupiers.

To the south is no. 46, there is a driveway to the side of this neighbouring bungalow and a garage set back this creates separation and screening from both the front and rear extension.

To the north again there is separation between bungalows and the front extension is screened by the front projection and the rear extension is to the south side of the rear elevation, the open canopy nearest to the boundary is of matching proportions to that which already exists.

The extensions will not result in any adverse impact with regards to the adjacent occupiers, no loss of light, privacy or overbearing impact. The side glazing on the rear extension is set in from the boundary and the side window to the front extension will face onto the side of no. 46, there are side windows here however these appear

to be secondary. There are also other windows along the south of no. 48 and north of no. 46 which have the same mutual relationship. The porch is also not a habitable room.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with render painted in Dulux Tuscan Terracotta or similar.

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. The applicant should consider the use of SuDS (such as rain gardens and water butts,) where possible, within their drainage strategy to provide runoff betterment.

Case Officer: Hannah Barker Date: 18th November 2025

Authorised by: Peter Barnett Date: 19 November 2025