Development Management – Delegated Officer Report

Application Number: AWDM/0021/25 Recommendation: APPROVE

Site: Land North of 12 to 14 Valley Road, Sompting, West Sussex

Proposal: Single storey, 2 bedroom bungalow with associated landscaping and parking fronting Mountview Road with existing access (Existing garage removed)

Date of Site Visit: 4th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site consists of land to the rear of a pair of semi detached bungalows, nos. 12 and 14 Valley Road in north Sompting. The site has already been separated from the rear gardens of the dwellings which are to the south and is used as storage by the applicant. There is vehicular access from Mountview Road to the west and currently there is a detached, flat roof garage building at the site and some hardstand, very rough lawn and close boarded fencing encloses the site. There are some shrubs on site and a hedge along the north boundary.

Surrounding the site are single storey and chalet bungalows, detached and semi detached. This character makes up the wider context of the built environment here. Ground level rises from south to north. Many dwellings within the area vary in materials with different brick stock, bays are common features, render and a variety of types of roof tiles and slate. Many dwellings have been extended, this contributes to the varied character with dormers, flat roof extensions and hip to gable extensions commonplace. Most properties have front and rear gardens with many frontages providing off street parking.

Permission is sought to remove the existing garage and to erect a detached, two bedroom bungalow served by the existing crossover on Mountview Road to the west of the site. The submitted plans show a double bedroom, single bedroom, hallway, bathroom with open plan kitchen, dining room and lounge to the rear. An ‘L’ shape design with hipped roof and front gable and flat roof section to the rear.

Amended plans have been received which show the rear flat roof section reduced in depth as this was considered unnecessarily large and seemed unbalanced. The depth of the projection has been reduced by 2.3 metres to 5.2 metres. The plans for consideration show hardstand to the front of the bungalow, parking and turning space for at least 2 cars. There is hardstand also to the side of the bungalow and to the rear. There is also lawn and soft landscaping to the front and rear.

Consultations:

West Sussex County Council: The Highways Authority

Summary and Context

This application is for the erection of a single storey two-bedroom bungalow with associated landscaping and parking. The site address is Valley Road, however the vehicular access to the site is via Mountview Road. Mountview Road is an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access, to serve the proposed dwelling. Replacement parking provisions have not been demonstrated within the associated plans. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Mountview Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access.

Parking and Turning

The applicant proposes two car parking spaces for the proposed dwelling, in accordance with the WSCC Car Parking Demand Calculator. From inspection of the plans, there would be sufficient space fronting the property to accommodate two vehicles.

The host dwelling would lose a vehicular access to accommodate the development, the garage in its current format is substandard in size when compared to WSCC dimensions for a single garage space and there is insufficient space to accommodate a vehicle fronting, it is considered therefore that this may not be in use currently as a provision. On street parking is an existing practise in both Mountview Road and Valley Road and would be the likely practise for the host dwelling. There are no known capacity concerns with this practise. Any further applications at this location for additional off street parking for the host dwelling would be subject to a separate application and assessed on its own merits at the time of submission. Regarding cycles, the applicant has not demonstrated a cycle store, a secure and covered cycle parking provision should be included in accordance with WSCC Parking Standards. A suitably worded condition is included below.

Sustainability

The site is situated within Sompting, within walking distance of several local services and amenities. Cycling is a viable option in the area. In addition, a compass bus service is in operation within proximity of the site and offers alternative means of transport into Lancing. A school, convenience store and petrol station are also located a short distance from the site. It is anticipated however that there may still at times be reliance on the use of the private car for commuting journeys.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Adur and Worthing Councils: - Environmental Health has no comments.

Private Sector Housing: - No comments

Southern Water: - Existing gravity sewer sand off distance, formal application for a connection to the public sewer, distance of soakaway. Informatives to be added.

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

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include: I. a timetable for its

implementation. II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located. III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Sompting Parish Council: - No objection to the proposal.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 19, 20, 22, 28,34,36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats.
Sustainable Energy SPD (August 2019)
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Technical Housing Standards – nationally described space standards (DCLG 2015)

Planning Assessment

Principle

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. Updated data on national affordability ratio was published on 24th March 2025 which has subsequently resulted in a revised local housing need (LHN) figure based on the standard method calculation. The LHN figure has been amended to **549** (previously it was 547) **dwellings per annum for Adur**.

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied. The Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published December 2024, indicates that Adur delivered **81%** of its requirement. As a

consequence, the presumption in favour of sustainable development **no longer** applies; an Action Plan has been prepared and, in calculating the five-year housing land supply, a 20% buffer must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%.

The revised 5 Year Housing Land Supply (5YRHLS) (2024-2029) position for Adur as at 01/04/2024 demonstrates that a total of 2,139 homes are deliverable within this period, equating to **3.2 years of housing land supply** against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 656 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, **paragraph 11 d) of the NPPF applies** which states:

‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’

There is no objection in principle to provide a detached dwelling house at this site. The key considerations are the effects on visual amenity and local character, amenities of existing and future occupiers, access and highway safety matters, flooding, biodiversity and sustainability.

Effects on Visual Amenity and Character of the Area

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Local Plan Policy 15 requires that "Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping."

Development should also:

"Make a positive contribution to the sense of place, local character and distinctiveness of an area and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space."

Development Management Standard No.1 Space Around New Dwellings and Flats is an adopted standard which is aimed at the provision of dwellinghouses and flats on small infill and redevelopment sites. The following statements are relevant to this case.

“A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy.”

“Elevations with no principal windows should be set back at least 1m from a site boundary to allow access for maintenance and to avoid cramped appearance.”

“In the case of a small detached, semi detached and end of terrace dwellings a minimum gap of 1m should be provided between any wall of the dwelling and the side boundary.”

“Where the rear of one dwelling faces the side of a single storey building a minimum of 11m is required.”

“Dwellings should not project beyond the front or rear of adjoining dwellings significantly. “

The proposed development is considered to be appropriate here. It is a modest, small scale development with a limited footprint and height. It makes use of land to the rear and side of neighbouring bungalows. It is visible within the street scene from Mountview Road. The roof form and front gable design with use of render and tile will provide a building which fits comfortably into the street scene. A subservient addition to the existing built environment. It is designed with 1 metre set in from the side boundaries, the flat roof element is to the rear therefore not visible within the street scene.

There is fencing currently enclosing the site. It is proposed that the southern boundary, rear and part of the northern boundary will be enclosed with a 1.8 metre close boarded fence. The front section of the northern boundary and the frontage either side of the vehicular access will be enclosed with a low level close boarded fence at 0.5 metres high. On the northern boundary this will replace a dense, unmaintained hedge. Ideally this would remain however the loss in this case will allow more space on the site and will not be significantly harmful in terms of visual amenity. A condition is attached to ensure details are to be submitted in relation to the soft and hard landscaping shown in the plans. Biodiversity Net Gain will be discussed later.

There are other examples of low level fencing and walls to property frontages. On balance in this case the fencing proposed is deemed acceptable in the light of the current fencing in situ. Also the southern boundary forms the rear boundary of the bungalow to the south and this will remain.

A condition is attached to require full details of the materials to be used to be submitted and approved prior to construction. The proposed materials subject to details are traditional in appearance and will be in keeping with the character here.

The position of the building in terms of the building line is slightly further forward than the bungalow to the north, 1 Mountview Road. However as the side elevation of the bungalow to the south is closer to Mountview Road the new bungalow provides a staggered position between the two. Positioning the bungalow slightly further west gives an improved rear amenity space and space for the floor area of the living space to be provided suitably within the site. On balance the position of the building in relation to the highway is acceptable in this case.

Residential Amenity – Existing occupiers

The most affected neighbouring properties are those to the south, nos. 14, 12 and 10 Valley Road. The rear boundary of nos. 12 and 14 form the side boundary of the site and the rear boundary of the site is the side of the rear garden of no. 10. To the north 1 Mountview Road forms the side boundary of the site.

No. 14 and 12 have a garden depth of 11 metres, this is existing as the site is already fenced off. Therefore consideration here is not loss of amenity space for these dwellings but the impact of the proposed development. The rear out look of these bungalows will face onto the blank side of the southern elevation of the building. This is single storey with a roof hipping away from these boundaries. It is also narrow not spanning the full width of these pair of semi-detached dwellings. This relationship is considered to be acceptable in this case. The rear projection is set back away from the boundary although there are south facing openings these will be screened by the existing boundary fence.

No. 10 Valley Road has a long rear garden which runs alongside the site to the east. There is a flat roof garage adjacent to the boundary and no openings other than the bathroom face this direction. There will be no adverse impact in this case.

To the north is no. 1 Mountview Road. The existing dense, high hedge will be removed and replaced by a fence. The new bungalow will therefore be visible from the side and front of this neighbouring property. This will however be a blank elevation with no openings and single storey only with the roof sloping away from the boundary, it is also at a lower ground level. There are two south facing windows at no.1 however these face into the existing site. These windows will face onto the side of the flat roof section of the building, 2.5 metres in height. This will be higher than the fence and block some light and outlook however on balance this is considered to be acceptable and will allow for privacy to both occupiers.

Residential Amenity – Future Occupiers

The proposed dwelling complies with Internal Space Standards set out by Government. The space provision internally is above the minimum required of 61sqm for a singe storey, 3 person dwelling. The bungalow provides two bedrooms with outlook and light and an open plan living space with southerly aspect onto the rear garden. A modest building which makes good use of the space available, it provides off street parking and private amenity space within close proximity to local amenities and transport links. The dwelling will not be overlooked with openings to the south and west facing the highway and garden, away from the boundary.

It is noted that Development Management Standards state that gardens should be a minimum of 11 metres. In this case the depth is 7.5 metres. However on balance this is acceptable here. The 11 metre standard has been established with the principle of overlooking to create a standard distance of 22 metres back to back to limit overlooking between principal windows. In this case there will be to overlooking to the rear as there are no principal windows in the new bungalow and to the rear of the site are only gardens. Therefore the 11 metres is not essential in this case and the garden provision at 75sqm (and not the required 85sqm) is considered acceptable on balance for a small 2 bed bungalow.

Highway Safety

There is off street parking provided to the front of the site for two vehicles and space on site for cycle storage provision. The dwelling is within a sustainable location within walking distance of shops and services and near to public transport links.

There is no objection on transport, parking, access of highway safety grounds.

Sustainable Development

A Planning and Climate Change Checklist has been prepared for Adur Council. The Adur checklist sets out the policy requirements in relation to climate change in one place to clearly indicate for which developments and in which locations they apply. It is therefore recommended that developers refer to this when preparing applications. The checklist also highlights and encourages developments to meet additional elements. The impact of setting any future requirements, including on viability, will be assessed as part of the Adur Local Plan Review.

The applicant’s agent has provided details of the energy efficiency measures proposed with the scheme. The statement provided demonstrates the commitment to reducing carbon emissions, minimising environmental impact and providing a low energy, cost effective home for future occupiers. These include, low energy heating system such as ASHP, enhanced insulation levels, LED technology, water saving fittings, use of sustainable materials, ecological enhancements, reduced carbon emissions and low running costs for future occupants.

They state that by adopting the sustainable design principles mentioned, the proposed dwelling contributes positively to environmental conservation, enhances the quality of life for its occupants and serves as a responsible example of low carbon, energy efficient residential development.

Final details will be conditioned.

Drainage

The Council's flood risk consultants require a surface water drainage system to be designed and approved prior to commencement of works with ongoing maintenance recommended conditions are set out below.

Biodiversity

NPPF paragraph 187 requires planning decisions to contribute to and enhance the natural and local environment by (amongst other things) minimising impacts on and providing net gains for biodiversity.

The applicant's agent has provided a Biodiversity Gain Report and Calculation prepared by an ecologist using nationally prescribed measurements of biodiversity value.

The applicant's agent has stated that there is commitment to secure the required offsite units from a registered provider. This is due to it not being possible to achieve the 10% required BNG on site. This is conditioned below to ensure that such provision will be made.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials details to be submitted and approved prior to construction.
4. No Development shall commence until evidence that the off site Biodiversity Net Gain (BNG) credits have been purchased from a registered Habitat Bank has been submitted to and approved in writing by the Local Planning Authority.
   Reason: - To ensure the development delivers a Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act.
5. Details of soft and hard landscaping to be submitted and approved prior to commencement of works.
6. Hours of work
7. Removal of PD rights for extensions, roof enlargements, outbuildings.
8. No additional side openings on the north and south side.
9. Boundary treatments shall be in accordance with the approved plans.
10. Parking and access
11. Cycle parking

12Drainage as above
13Drainage as above
14CMP

15 Hours of construction
16 Details of number, type and siting of energy efficiency measures to be submitted and approved.

Is recommendation contrary to letter(s) of representation N

Informatives

1. Proactive
2. New address
3. Highway access
4. 3 x southern water informatives.

Case Officer: Hannah Barker Date: 30th September 2025

Authorised by: Peter Barnett Date: 2 October 2025