Development Management – Delegated Officer Report

Application Number: AWDM/0879/26 Recommendation: APPROVE

Site: 96 Western Road, Sompting, West Sussex

Proposal: Proposed single storey side extension

Date of Site Visit: 17th September 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application is a semi detached bungalow on the eastern side of Western Road Sompting. The bungalow has a front gable and hipped roof to the side and rear. There is a flat roof porch to the side and conservatory to the rear. Adjacent to the side boundary is a detached, single garage with parking hardstand to the front.

Consent is sought for a flat roof, single storey side extension behind the existing porch extension, the depth of the existing bungalow. This will be slightly wider than the porch extension. The purpose of the extension is to create a larger kitchen and allow for the shower room to be enlarged to accommodate at bath and shower.

Consultations:

Southern Water: - Standard consultation advice, build over advice, surface water drainage, new sewer connection application. Any sewers discovered during construction works as investigation will be required.

Sompting Parish Council: - Support

Representations: - None received**.**

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 (August 2026)
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 extension is to the side of the bungalow and set back. It is screened by the side wall and existing porch extension. It is slightly wider so may be visible from the street however it will not be a prominent feature. It is subservient and in keeping in scale and design with the existing building. Materials to be used will match existing.

Residential amenity

The extension is set is well away from the side boundary of the site. The existing garage will also screen the development. The side window is also the bathroom window so will therefore no result in any overlooking. There will be no adverse impact in terms of loss of light, privacy or overbearing impact.

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 south elevation the bathroom window is to be obscurely glazed, min level 3.

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. Southern Water informatives

Case Officer: Hannah Barker Date: 24th September 2026

Authorised by: Peter Barnett Date: 24 September 2026