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Development Management - Delegated Officer Report

Application Number: AWDM/0782/25 Recommendation – Grant

Site: 93 Cokeham Lane, Sompting

Proposal: Demolition of existing garage. Construction of new single storey side extension. Construction of new attached garage to south of property. Demolition of existing conservatory and construction of new single storey extension.

Date of site visit: 9/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a fully hipped roof bungalow on the on the east side of the road. The property has been extended on both sides with flat roofed extensions and rear lean to. On the north side onto the boundary with No. 91 is a garage. The house sits comfortably off the southern boundary shared with No. 95. No. 95 is a more modern two storey semi detached house positioned approximately 3.5 metres closer to the road.

To the north is a chalet bungalow which has a single storey side extension on the shared boundary. This property sits forward of the application site by 6.5 metres.

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.

It is proposed to demolish that part of the south side extension that extends beyond the rear wall. This is to be replaced with a new extension to the same depth but squared off northwards. This and the remaining side extension will have a new hipped roof with an eaves height of 2.5 metres and a ridge height of 3.5 metres.

Also, on this side it is proposed to add a garage which extends forward of the front wall of the house by 2 metres and wider than the south side extension by 1.8 metres leaving a gap of between 1 metre and 1.5 metres to the side boundary. This is a revision to the original scheme which sees 500mm removed from the projection forward of the front wall and also sets the link element back by the same amount. The roof has also been altered and now hips back from the front with a maximum height of 4.2 metres.

On the north side the existing flat roofed garage and rear store are to be demolished. A new side extension set off the shared boundary by 430mm is proposed with a hipped roof to a maximum height of 3.5 metres.

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The submitted block plan shows a new crossover on the south side of the frontage. This does not form part of the description of development. It does not need planning permission as this is a single dwellinghouse and the road is classified as a D road.

Relevant Planning History

None.

Consultations

Sompting Parish Council: '*Councillors noted as there is no mention of the flint wall. Councillors were concerned that it was being removed and not rebuilt. Flint walls are protected in conservation areas to preserve them.'*

Representations

Occupiers at No. 95 have no objection but work from home so would like any efforts/notifications to reduce noise.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Residential amenity

The south side and rear extension proposed will not have a significantly greater impact on neighbours at No.95. The proposed new garage closer to the boundary will in part sit alongside a side addition at No. 95 which includes an obscurely glazed door facing the street. In the main side wall of No. 95 are two obscurely glazed windows. These are more than 3 metres from the side wall of the proposed garage. No significant loss of light will occur to No. 95.

These neighbours have not objected but would like to minimise noise intrusion as they work from home often. The standard hours of work condition is recommended.

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On the north side the replacement extension is no deeper than the existing garage and store to be removed. They are also pulled further off the common boundary. No. 91 has a side extension in this area with a large flank window but with windows at either end too and a glazed door on the frontage. It also sits on higher ground. The increased height will not cause significant harm.

Visual amenity

The front extension has been set further back from the road by 500mm, including where it meets the original sidewall of the house. The roof has also been hipped back to reduce the extension's overall mass. As both adjoining neighbours sit closer to the road it is not considered that this forward projecting extension will be harmful to the overall streetscene.

Highways

The submitted block plan suggests a second crossover is proposed at the southern side of the frontage. This is not included in the description of development as planning permission is not required for a crossover in this case as it is a D classified road.

The Highway Authority will need to license the works and may require the existing crossover to be obliterated first. This is a separate matter. The standard informative is applied.

Loss of the flint wall is regrettable but cannot be resisted in this case as it is not in a conservation area and does no relate to a listed building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Wet room window obsc to min level 3 and non-opening below 1.7 metres
5. No additional side windows in extensions.
6. Hours of work, 8-6 Mon to Fri, 8-1 Saturdays only.

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

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presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The new crossover shown on the block plan does not form part of this planning permission. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Case Officer:	MOK	Date: 8/8/25
Authorised by:	Peter Barnett	Date: 8 August 2025