Development Management – Delegated Officer Report

Application Number: AWDM/0943/25 Recommendation: APPROVE

Site: 56 Dankton Gardens, Sompting, West Sussex

Proposal: Proposed front infill extension and new roof to existing garage.

Date of Site Visit: 18th August 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling which has recently been extended and altered with a side extension. This work is nearly complete (AWDM1384/23). There is off street parking to the front of the property and a single detached garage to the rear. The site is on the corner of Dankton Gardens and Roman Walk the dwelling faces onto Dankton Gardens and the garage is accessed from Roman Walk.

Consent is sought to infill a recessed area to the front of the building to increase the depth of the sitting room. There is an existing hipped roof at ground floor which runs to the front and side of the building. The infilled section will remain under the existing roof. Also proposed is a hipped roof and roof lights to the existing garage/garden store to the rear of the site.

Representations: - Two letters have been received from the occupiers of nos. 1 Roman Walk and 58 Dankton Gardens making the following comments: -

- No objection if work to be undertaken in reasonable hours and not early and late at night as before.
- No cladding or guttering to overhang our property.
- No scaffolding on our property at any time.
- Any access needed to the property to be asked in advance.
- The boundary all should not be breeze blocks to fit in with current house design.
- Care taken with building materials so no further damage to be cars and property.
- No deviation from planning application.
- Excessive noise from multiple vehicles.
- Block light to property.

Sompting Parish Council: - Support the application.

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 (December 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 infill extension will be clearly visible within the street scene however, being under the existing hipped roof and built in materials to match, there will be no adverse impact. The front wall of the house will be no closer to the road than existing.

The roof to the existing flat roof garage will also be visible. The garage is to the rear of the house however there is access from Roman Walk. The hipped roof will be built in materials to match and there will be no harm to visual amenity as a result of the change in roof design, despite the increase in height and bulk of the building. The proposed rooflights will face the rear of the dwelling house. The applicant's agent has confirmed that the building will continue to be used as a garage/garden store with the front up and over door remaining. Bifold doors are proposed in the side facing the house/garden of the application site also.

Residential amenity

The works to the garage and front extension will not give rise to any significant harm to adjacent occupiers in terms of loss of light, privacy or overbearing impact. As stated above the infill extension is within a recessed area and will not project beyond the existing front elevation of the building. It will be enclosed by a side wall and therefore no impact to the adjacent occupiers will occur.

To the rear the existing garage is adjacent to the side elevation of no. 1 Roman Walk. There are ground floor windows and doors adjacent which are enclosed by a lean to roof. There is also a side landing window. Although the proposed roof will be visible from the side landing window, any loss of light or overbearing impact would not be such to warrant a refusal. The roof has a shallow pitch and will be 3.2m high to the ridge, an increase in height of 1m. The main front and rear outlook from this neighbouring dwelling would not be impacted. The use of the building will remain unchanged and a condition is attached to ensure that it remains incidental to the use of the dwellinghouse therefore no harm to adjacent residential amenities will occur.

Other Matters

The case officer noted when making the site visit that a dropped kerb is required at the site to access the large front driveway which is used for the parking of a number of vehicles. The applicant's agent has been advised of this requirement. Also the

existing boundary fence to the front is unauthorised and should be removed. Informatives have also been added below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Garage to remain incidental

Is recommendation contrary to letter(s) of representation Y/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. Dropped kerb
3. Fence should be removed

Case Officer: Hannah Barker Date: 11th September 2025

Authorised by: Peter Barnett Date: 11 September 2025