Development Management – Delegated Officer Report

Application Number: AWDM/0850/25 Recommendation: APPROVE

Site: 18 Bushby Close, Sompting, West Sussex

Proposal:

Date of Site Visit: 22nd July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached dwelling within a close of similar properties. The adjacent, attached dwelling, no. 16 is completing work on a single storey, flat roof extension 4 metres in depth. This was permitted under AWDM/0459/25 a Lawful Development Certificate.

The current application is a householder application for a matching extension, 4 metres in depth, the full width of the dwelling house, flat roof design. It is to be built up to the boundary to match the adjacent extension. Materials to be used will match existing.

Sompting Parish Council: - Support the application.

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 (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 extension is to the rear of the dwelling, it is not visible within the street scene. Single storey rear extensions are commonplace in residential areas such as this. At 4 metres in depth it would not be a feature which would impact detrimentally upon

the character and appearance of the existing dwelling or surrounding locality. The extension will be pebbledash to match existing.

Residential amenity

The extension is 4 metres in depth. This exceeds the 3.5 metres set out in Development Management Standards no. 2 which states that extensions adjacent to the boundary of attached dwellings (or within 1 metre) should be limited to 3.5 metres in depth. In this case as the neighbouring extension is nearing completion at 4 metres the extension proposed here will match in scale, depth and design. There will be no harm to the adjacent occupiers in terms of loss of light and overbearing impact. Therefore in this case the standards are not required to be met.

To the north there is spacing between the properties with outbuildings separating the buildings. No. 20 projects further to the rear. The extension will have a blank side elevation. An obscure glazed door in the side of No 20 will not suffer significant 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 pebble dash
4. No additional windows on the north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 8th August 2025

Authorised by: Peter Barnett Date: 11 August 2025