Development Management – Delegated Officer Report

Application Number: AWDM/0430/25 Recommendation: APPROVE

Site: 15 Halewick Lane, Sompting, West Sussex

Proposal: Proposed single storey rear extension, loft conversion including front and rear dormers and hip to gable extension.

Date of Site Visit: 12th May 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with hipped roof within a street of both bungalows and two storey dwelling. Loft conversions have been carried out near to the site including hip to gable extensions and front and rear dormer. Consent is sought here to add a side hip to gable extension with front and rear flat roof dormers and front roof lights. Also proposed is a single storey flat roof rear extension.

Three bedrooms and a bathroom are proposed in the roof space and the rear extension will provide an enlarged, open plan dining room/kitchen.

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 (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 changes to the building will be clearly visible within the street scene with an enlarged roof. The rear extension is to be brick painted cream along with the bungalow, with the dormers and gable wall clad with wood. The windows and doors will be black with roof tiles to match existing. There are other examples of hip to gable extensions and front dormers adjacent and within the context of the surrounding street. The front dormer is modestly scaled and positioned centrally in the roof slope. Although the rear dormer is large it is not clearly visible and is similar to that which could be constructed under permitted development. The attached neighbour has a large rear dormer.

Dwellings within the street are generally finished in traditional materials with tile hanging and brick. However the use of wooden cladding to the dormers and side gable would not be harmful in this case. The painting of the bungalow in cream will give a light, contemporary look and will relate to bungalows opposite to the north which are rendered. The rear extension will be painted brick to match. The development as a whole would not be out of keeping in scale, design or appearance and can be supported in visual and character terms.

Residential amenity

The attached bungalow has a deep rear extension with a gap to the boundary and an opening which will be in the recess. It also appears to have a makeshift, covered area adjacent to the boundary. The extension is slightly set in and is limited to 3 metres in depth, located to the north of the affected property. It is considered that at 3 metres it equates to that which could be built in principle under permitted development and, being to the north, it will not impact on sunlight. Much of the limited light and outlook to the adjacent opening is caused by that property's own extension. On balance therefore this development can be supported.

The hip to gable and front dormer will not result in an adverse impact in terms of overlooking or loss of light or outlook to neighbouring occupiers. The rear dormer introduces rear facing windows at first floor however these face directly down the host garden and neighbouring garden beyond and there is in excess of 22 metres from habitable rooms to the rear. No overlooking will therefore occur to an unacceptable degree and as stated above a similar dormer could be built under permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, painted brick to bungalow and rear extension, wooden cladding to side gable and front and rear dormers and black window and door frames.
4. No openings on the north gable or south and north elevation of the proposed 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: 15th May 2025

Authorised by: Peter Barnett Date: 15 May 2025