Expiry: 27/5

Development Management - Delegated Officer Report

Application Number: AWDM/0425/25 Recommendation – Grant

Site: 14 Abbey Road, Sompting

Proposal: Proposed rooms in roof consisting of hip to gable and dormers to west and east elevations.

Date of site visit: 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a demi detached hipped roof bungalow on the east side of Abbey Road. The site backs onto the grounds of the Sir Robert Woodard Academy school. The property is unextended as is its attached neighbour, No. 12. No. 16, to the north has a rear conservatory.

The site is not in a conservation and is not a listed building. There are no TPO's on the site and no known flood risk associated with it.

Permission is sought to raise the side gable wall and add a window and to add front and rear dormer windows along with a front rooflight. Matching materials are proposed.

Relevant Planning History

AWDM/0386/25 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.5m from rear wall of the original dwelling, maximum height 3.2m and height of eaves of the extension 2.47m. Prior Approval Not Required.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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).

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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

No.16, to the north has its front door, a bathroom window and another window in its side wall which face the flank of No. 14. There is more than 4 metres between the flank walls. Adequate light will continue to reach these spaces. In addition, the raised gable and rear dormer in themselves are permitted development.

Visual amenity

Many properties in the street have added similar roof extensions with front dormers including No.1 opposite and No. 26 further to the north. The roof extensions will not be out of character in the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Gable window obsc to level 3 and non-opening below 1.7 metres

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:	MOK	Date: 9/5/25
Authorised by:	Peter Barnett	Date: 9 May 2025