

Development Management – Delegated Officer Report

Application Number: AWD/1420/25

Recommendation: APPROVE

Site: 1 – 8 Stocks House, West Street, Sompting, BN15 0BB

Proposal: Replacement of existing tiled roof. Replacement of UPVC fascias, soffits in white. Replacement of deepflow guttering and down pipes in black. Numbers 1 – 8 Stocks House.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Stocks House comprises 2no., two storey blocks of flats, with pitched roofs. The two buildings are sited one behind and to the side of the other. The front elevations have a partial rendered section, with the remaining being brick faced. The outside facing side elevations also have a rendered section. The roof tiles are pantiles.

The neighbouring properties are predominantly residential comprising a mix of predominantly two storey dwellings.

The site is within the Sompting Conservation Area.

Proposal:

The application seeks permission to:-

- Re-tile all roofslopes on both buildings;
- Replacement of UPVC Fascias (White);
- Replacement of Deep Flow Guttering and Down Pipes (Black).

Proposed materials:-

- Sandtoft Concrete Shire Pan Tiles Antique No. 2;
- UPVC Fascias (White);
- Deep Flow Guttering and Down Pipes (Black).

Relevant Planning Applications: None

Representations: None received

Consultations: Design & Conservation Architect:

Stocks House is identified on the annotated map as being a building that negatively contributes to the conservation area. For the application the judgement will be will the new tiles preserve or enhance the character or appearance of the CA. The Sandtoft Concrete Shire Pantiles are actually a double pantile, and hence they do look different to the traditional pantile.

However, bearing in mind this building's negative contribution to the Sompting CA, the selected double pantile will only result in a small change to this particular building.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15, 17

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises the repair and upkeep of 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 Sompting Conservation Area.

Visual and Residential Amenity:

The site is within the Sompting Conservation area and has a negative presence within the locality. The works being undertaken relate to the replacement and updating of the rooftiles which are now in a state of disrepair. Other works being undertaken will be the replacement of the guttering, fascia, and downpipes.

The existing rooftiles are pantiles and the replacement will also be a pantile, but not an exact colour match for two reasons, the agent advises that there is no direct similar colour, and the other reason being that the ones currently on the roof have faded over the years, thereby any new tile will be of a different hue to the existing ones. The ones chosen will be acceptable in this location. Looking at the roofs in the nearby properties, they are also a different colour and because of the various ages of the properties, there are some brighter than others.

The properties are flats and because flats do not have permitted development rights, a planning application is required for the proposal.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey

Date: 10.04.2026

Authorised by: Peter Barnett

Date: 13 April 2026