Expiry: 9/1

Development Management - Delegated Officer Report

Application Number: AWDM/1449/24 Recommendation – Grant

Site: 49 Abbey Road, Sompting

Proposal: Construction of single storey rear extension, hip-to-gable roof extension and rear dormer

Date of site visit: 4/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hip roofed bungalow on the east side of Abbey Road, a crescent of similar bungalows. As built, these bungalows have projecting front additions of varying designs, in this case with a hipped roof. It has been extended to the rear with a conservatory. It is a rendered property with a tiled roof.

The property shares a drive with No. 47, to the north and both properties have garages at the head of the drive to the rear of the bungalows. These bungalows have their front doors in the side wall. No. 47 sits closer to the road than the application property. No. 51, attached, has a single storey rear extension.

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

Permission is sought to raise the side gable and to add a large rear dormer. A 3.9 metre deep ground floor rear extension is also proposed with a flat roof to 3 metres height.

Relevant Planning History

None.

Consultations

Sompting Parsh Council: No objection.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15

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‘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 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. 51 has a ground floor extension to the same depth and height as proposed. No. 47 is the other side of the shared drive. The ground floor extension will not be harmful.

The roof extensions are large but only marginally in excess of PD limits. The agent claims he cannot bring the rear dormer down off the ridge because of limited head room and to pull it off the party wall would affect the staircase position. In terms of neighbour amenity these potential reductions would have limited impacts. No lesser overlooking would occur.

No. 47 has its front door, a kitchen window and a bathroom window in its south facing flank wall. It sits forward of the application property. The kitchen appears also to have a door and window down their garden. There is sufficient separation to ensure no significant loss of light or outlook results from these extensions.

Visual amenity

There are many examples of hip to gable roof extensions in this street. There are also many front, rear or side dormers including at 94 and 98.

The extensions will not be out of keeping in the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No gable window

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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: 3.1.25
Authorised by:	Peter Barnett	Date: 3 January 2025