Expiry: 18/12

Development Management - Delegated Officer Report

Application Number: AWDM/1316/25 Recommendation – Approve

Site: 3 Downlands Close, Sompting

Proposal: Hip to gable roof extension with front and rear dormers, first floor side window

Date of site visit: 7/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south west side of Downlands Close, a cul de sac off Upper Brighton Road close to the lights and east of the junction with Busticle Lane.

The bungalow has had tandem ground floor rear extensions and a set back side extension. It has also been extended into the roof with a rear dormer and front rooflight. Neighbouring properties, Nos. 1 and 2, have extended into their roofs with raised gable extensions. There are no front dormers in the cul de sac. Berriedale Close, a similar cul de sac immediately to the east has seen several front dormer extensions.

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

Permission is sought to raise the side gable, to enlarge the rear dormer and to add a front dormer. The application has been revised since first submitted to reduce the size of the front dormer. The existing gable roof over the front bay is to be removed and the existing roof extended over it.

Relevant Planning History

S/18/81 – Single storey rear extension. Granted.

S/7/77 – Single storey extension. Granted

Consultations

Sompting Parish Council: supports the application.

Representations

14 neighbours notified – no responses received.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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

The roof extensions will not be harmful to neighbour amenity. The raised side gable abuts the site's own driveway. The dormers are intended to enlarge an existing en-suite bedroom. No additional rear windows are proposed. The gable window is conditioned to be obscurely glazed and non-opening below 1.7 metres. The front dormer will overlook the street.

Visual amenity

Nos. 1 and 2, to the north, have raised their side gables and added large rear dormer extensions. None of the bungalows in the Close have front dormers. The rear dormer at 69 Upper Brighton Road is visible from the Close.

The revised front dormer is much smaller than originally proposed and is now more akin to front dormers added to similar bungalows in the neighbouring Close, Berriedale Close.

The removal of the gable roof over the bay window does not in itself need planning permission. This pair of bungalows are the only ones in the Close with these gabled bays. Extending the existing main roof over the truncated bay will give the property the same appearance as Nos. 1 and 2 and 9 and 10. It is therefore considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Side gable window obscure and non-openable below 1.7 metres

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 16/12
Authorised by:	Peter Barnett	Date: 16 December 2025