

Development Management – Delegated Officer Report

Application Number: AWDM/0868/26 Recommendation: APPROVE

Site: 31 Roman Way, Southwick, West Sussex

Proposal: Application to vary condition 1 (Approved plans) of application AWDM/1548/25. **Amendment:** Merging of two dormers on south side roofslope into one larger dormer. **ORIGINAL DESCRIPTION:** Roof conversion including hip to gable roof extensions to north and east sides, part hip to gable extension to west side, 2no. dormer windows to south side, dormer to north side and ground floor extension to south side.

Date of Site Visit: Visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The original application AWDM/1548/25 was for a roof conversion including hip to gable roof extensions to north and east sides, part hip to gable extension to west side, 2 no. dormer windows to south side, dormer to north side and ground floor extension to south side.

The application site is a detached bungalow in the corner of the cul de sac Roman Way. It is of unique design, not matching the existing character of the street which is that of two storey dwellings of matching design and style built in the same era as a single development.

The current application seeks consent to vary condition 1, the approved plans condition. The amended plans show the 2 no. dormer windows on the south side to be changed to a single dormer. The original proposal was considered to be overly large and bulky on the roof slope. The revised plan shows a flat roof single dormer reduced in width.

Representations: - 1 representation received from the owner/occupiers of 17 Roman Crescent objecting with regards to privacy light and noise.

- No objection to one large dormer stretching across the property, but the windows are 50% larger than originally planned.
- Impact on privacy.
- Direct views into our main living area and bedroom as well as garden.
- The trees that screen lose their leaves in winter.
- There would be no objection if the plans showed obscured glass which will still allow light but protect privacy on both sides.
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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 (August 2026)

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 proposed dormer is to replace two smaller dormers on the south roof slope. This side of the building faces the side boundary and no. 17 beyond. Although two smaller dormers are preferable as they cover less roof slope and are small scale and subservient, the proposed dormer due to its position is not clearly visible within the street scene. It is set in from the edges of the roof and does not overly dominate the existing roof slope or bungalow. There are no views of the dormer from public viewpoints within the Conservation Area.

As previously considered the dormer does not increase the building height while the bulk when viewed from the front is limited as there is set back.

Residential amenity

There has been an objection received from the occupiers to the south of the site at no. 17 Roman Crescent. They are concerned with regards to overlooking, however due to the distance between these neighbouring windows and the approved dormers being a minimum of 24 metres the previous dormers were considered to be a sufficient distance in this case to not cause any overlooking. Therefore despite this objection the distance is deemed sufficient, greater than 22 metres, and therefore will not warrant a refusal in this case in terms of overlooking. It is noted that the revised plan shows smaller windows than the original plan submitted with this current application.

The conditions as previously attached will be attached again with the change to the plans condition to include the single dormer, as reduced.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Removal of permitted development rights including windows, extensions.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendment

Case Officer: Hannah Barker

Date: 8th September 2026

Authorised by: Peter Barnett

Date: 8 September 2026