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ADC 1615

Loft Conversion, 32 Sunningdale Road, Worthing, BN13 2NF

Planning Statement

30th July 2025



Aerial view of 32 Sunningdale Road

The Site

1.0 Introduction

1.1 Planning is sought for a room in roof with hip to gable and rear dormer enlargements to form two bedrooms to a semi-detached house. The project to enlarge the house includes a rear extension (which is not part of this application).



Looking north at part formed dormer



Looking north at part formed dormer (approved extension in foreground)



Block plan of 32 Sunningdale Road

2.0 Planning References

2.1 32 Sunningdale Road. Planning was recently granted for a 'single storey rear extension with raised decking' AWDM/0504/25.

2.2 34 Sunningdale Road. Lawful Development Certificate AWDM/0434/24 was passed for a 'Proposed room in roof consisting of hip to gable, rear dormer and front roof lights and an open porch at the front of the property'.

2.3 34 Sunningdale Road. Planning AWDM/0410/25 was also granted for a single storey rear extension.



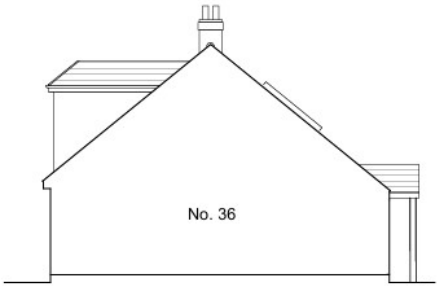
North (Front) Elevation



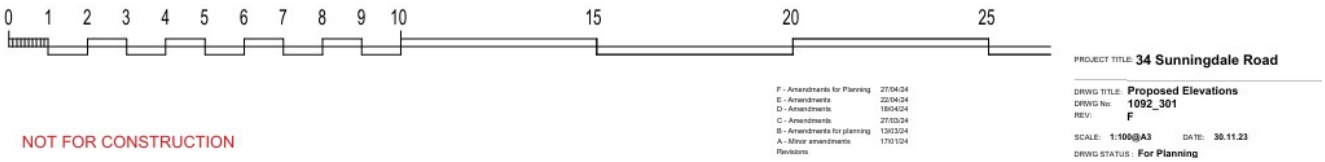
West Elevation



South Elevation



East Elevation



Lawful Development Certificate for 34 Sunningdale Road

3.0 Background, Planning Investigation and Enforcement

3.1 Due to a neighbour complaint Planning Enforcement carried out an investigation during construction of the extension and room in roof at 32 Sunningdale Road ref: AWEN/0043/25. Enforcement advise that the proposal does not constitute a Permitted Development for the following reasons:

i. Extension height over 3m and would have a raised deck.
ii. The dormer and hip to gable additions were too large and over the 50m³.

The reasons were addressed:
A Planning application was submitted and subsequently passed for the extension and raised deck. ref AWDM/0504/25.
i.
ii. Enforcement established the dormer and hip to gable additions size matched Permitted Development criteria for size.

Later enforcement came back with additional reasons:
iii. The dormer was clad in the wrong material (weatherboarding)
iv. The dormer touches the extension roof and therefore would not constitute a Permitted Development.

These items are being addressed.
iii. The cladding has been removed to be substituted for tile hanging.
iv. This Planning application for a room in roof with hip to gable and rear dormer enlargements (part retrospective) addresses this issue.

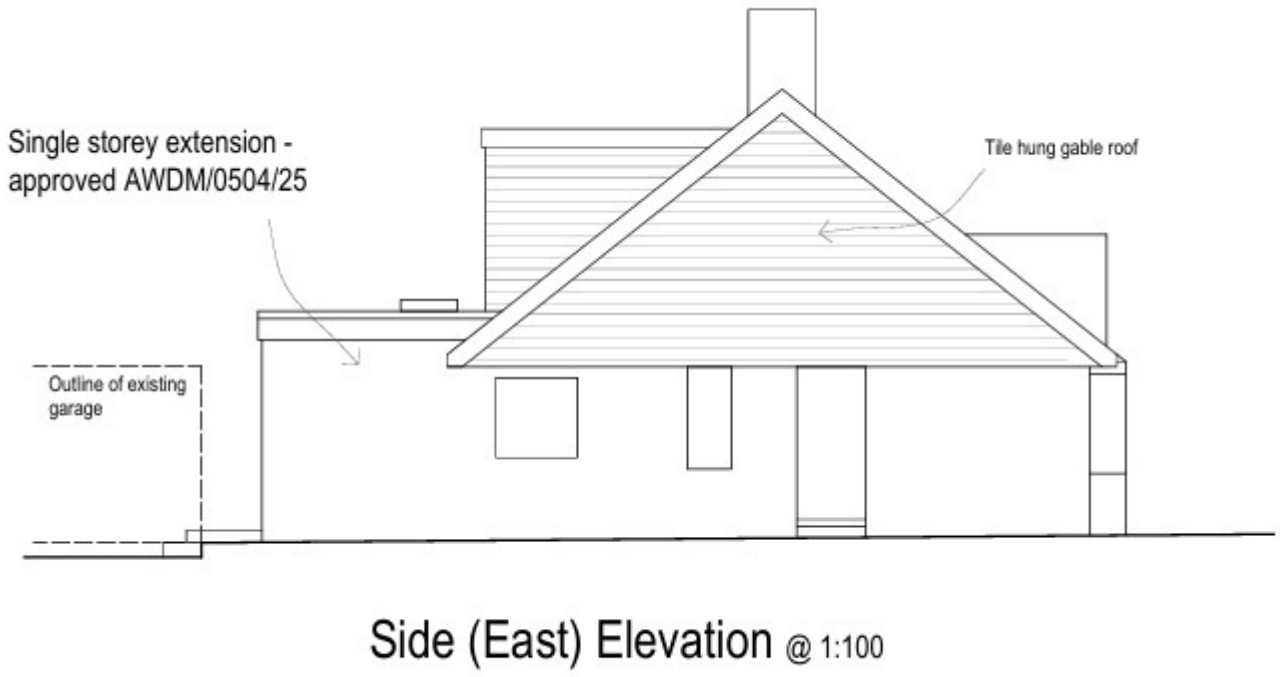
3.2 The dormer structure is built off a beam on the inside line of the former external wall. The dormer is set back 20cm from the roof eaves (however the eaves no longer exists because the extension has been built. The dormer and hip-to-gable extensions measure 48m³ and would be considered to comply with Permitted Development Rights if built independently to the extension.

3.3 The dormer and hip to gable design matches the Lawful Development Certificate AWDM/0434/24 at No 34 Sunningdale Road.

3.4 The initial assessment from the Planning Enforcement Team was that the Roof works were acceptable 'We have looked at the drawings and the measurements and they appear to meet the requirements for permitted development.'

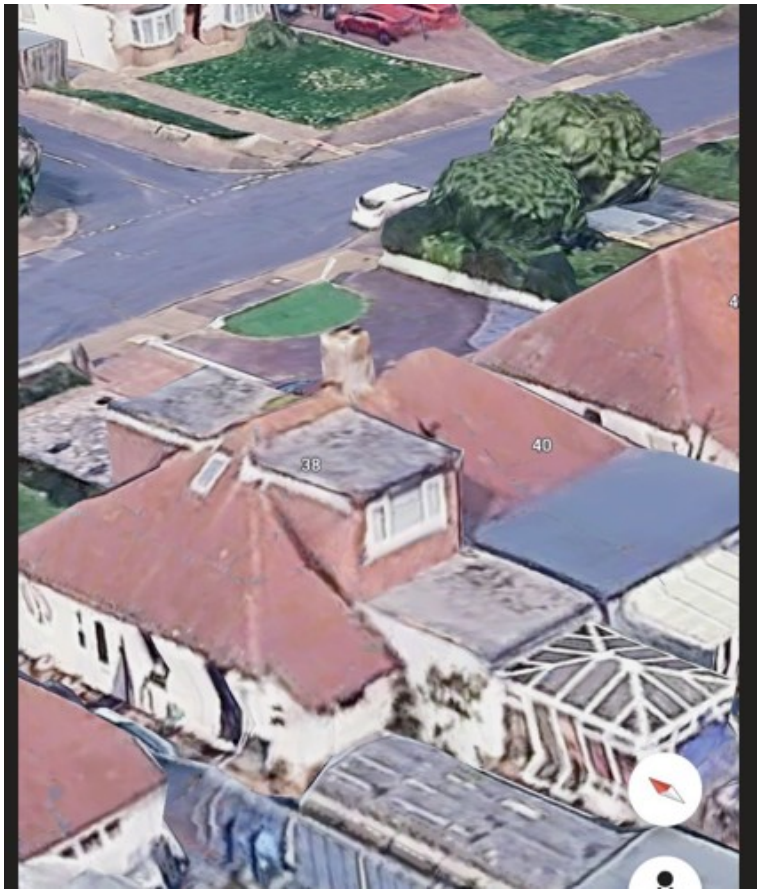
3.5 At further examination Enforcement decided because the dormer window and extension touched they were not considered to be two elements. Due to the low lying roof eaves it is difficult to form the extension flat roof without it connecting to the dormer.

3.6 There are many examples of dormer windows touching the extension roofs in Sunningdale Road.

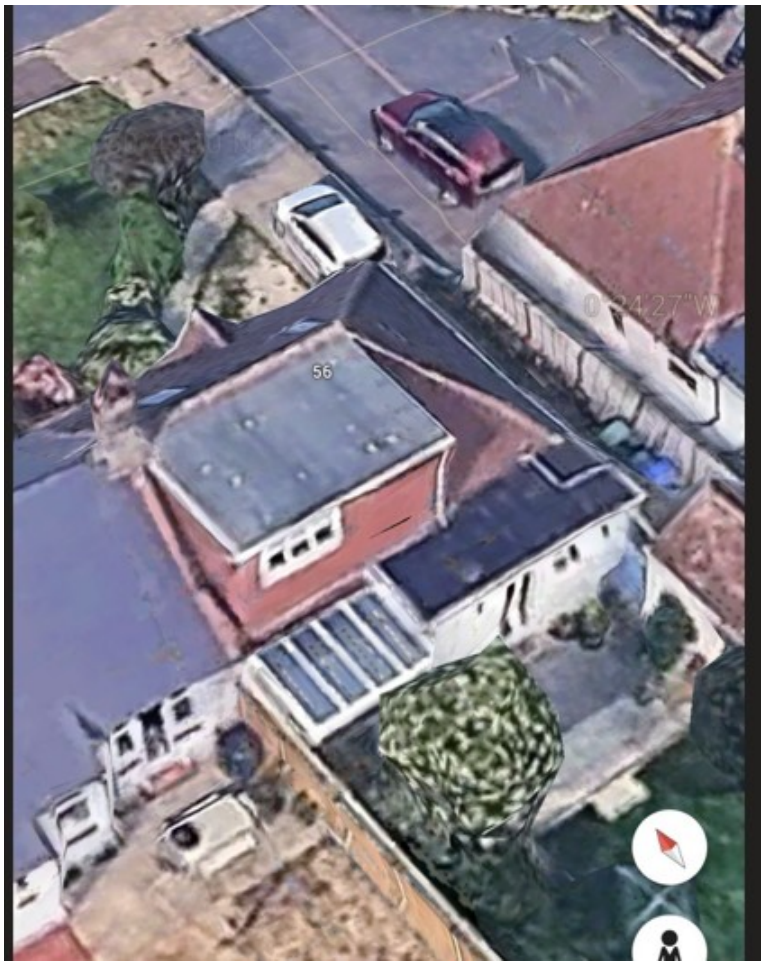


Side Elevation showing intersection of extension and dormer roofs

Below are examples of extension roofs touching dormer roofs in Sunningdale Road.



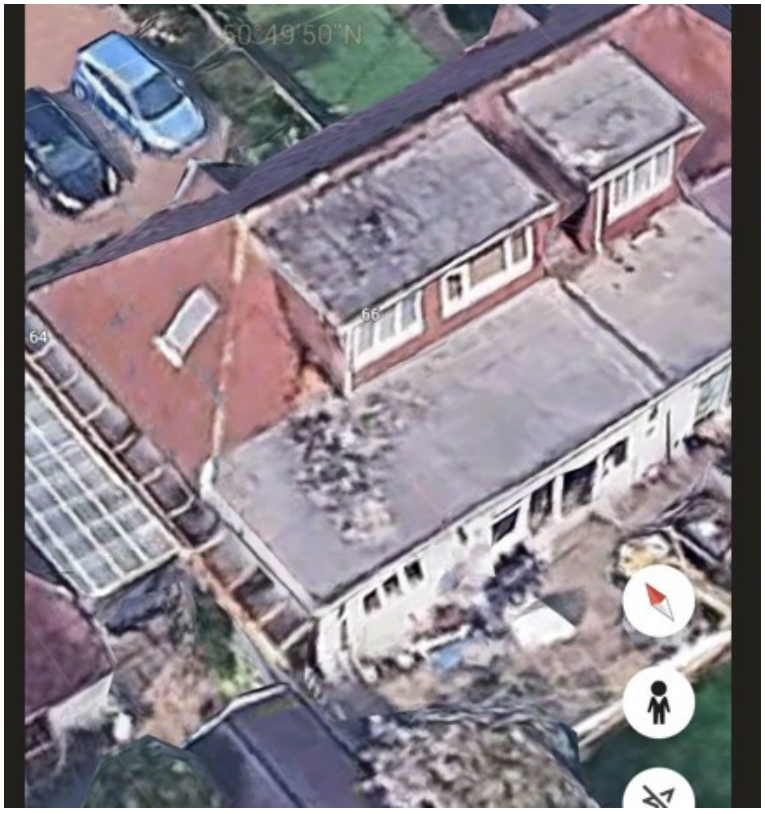
38 Sunningdale Road



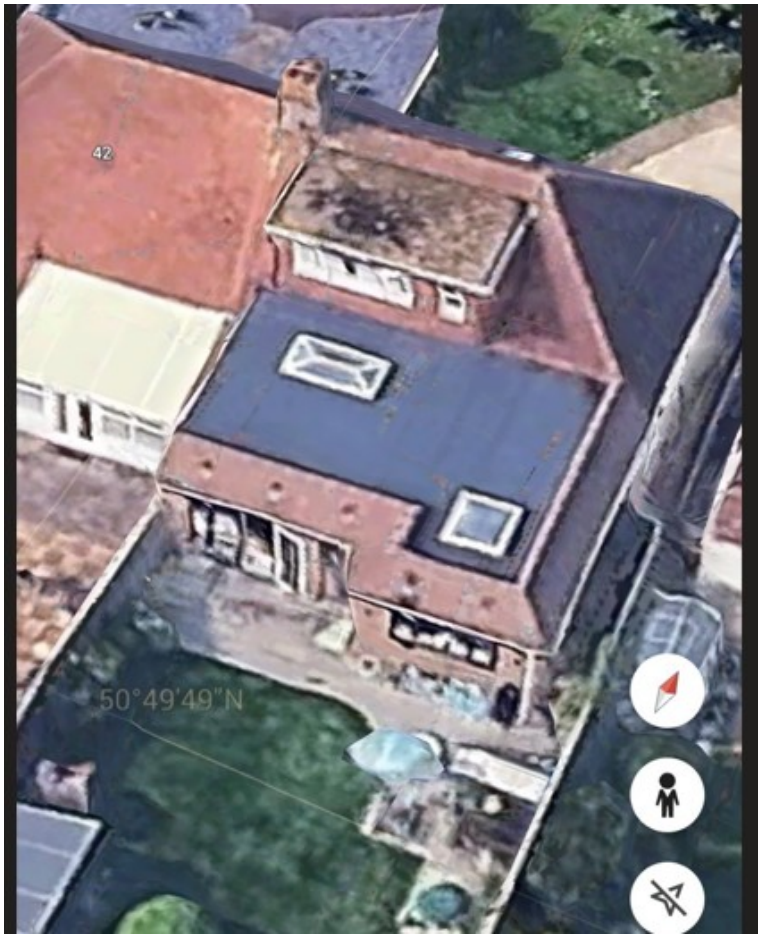
56 Sunningdale Road



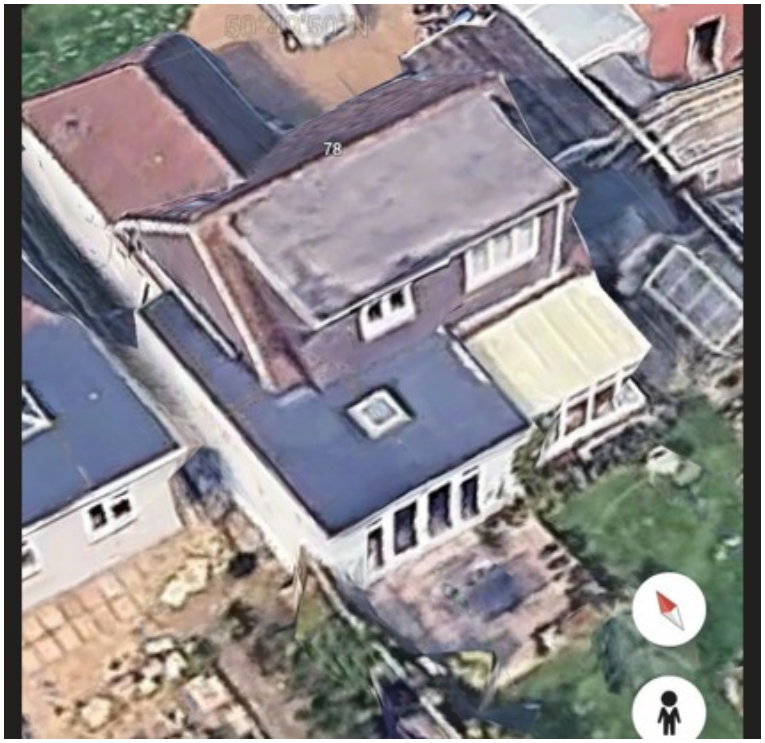
8 Sunningdale Road



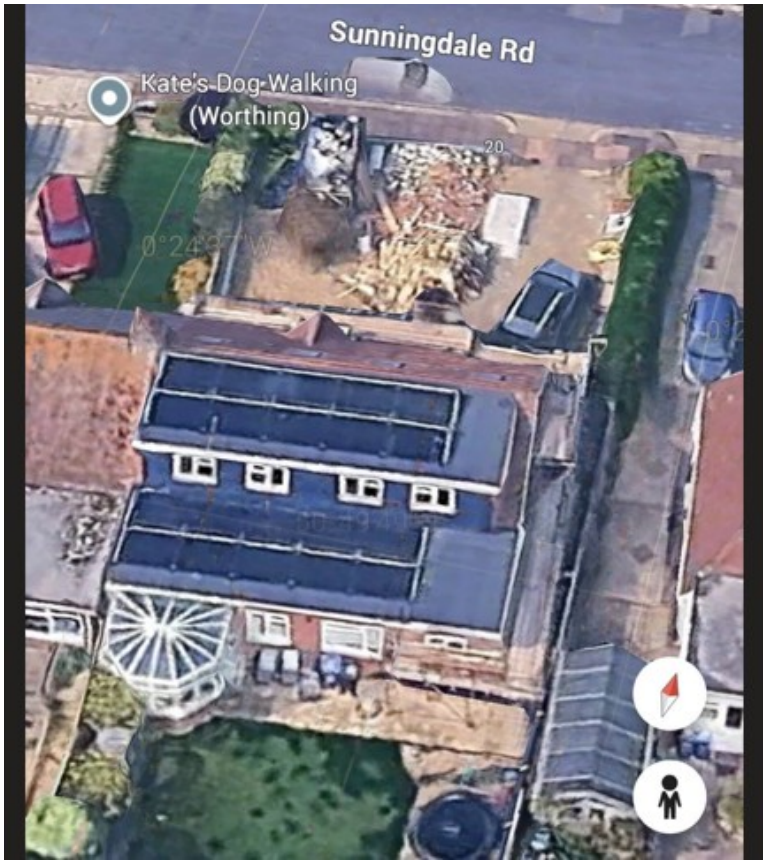
66 Sunningdale Road



40 Sunningdale Road



78 Sunningdale Road



20 Sunningdale Road

4.0 Conclusion

4.1 The proposed loft conversion follows a common form of a dormer and hip to gable addition. The materials will match existing.

4.2 The proposal complies with and could be built under Permitted Development Rights if built separately to the extension. As a general assumption this would suggest the proposal is acceptable.

4.3 We hope the Council agrees with this assessment and approves the proposal.

A Dodd