Development Management – Delegated Officer Report

Application Number: AWDM/0945/25 Recommendation: APPROVE

Site: 28 Cokeham Road, Sompting, West Sussex

Proposal: Hip to gable roof extension, front dormers, rear rooflight, rear dormer and rear extension.

Date of Site Visit: 18th August 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow within a street of mainly bungalows. The dwellings vary in design and style and many have been altered and extended. There are front and rear flat roof dormers visible within the street scene and both hip and gable roof designs visible.

Consent is sought to add a hip to gable side extension, two flat roof dormers to the front roof slope and a flat roof dormer to the rear with roof light.

There is an existing rear extension and store, these are to be removed and a flat roof extension is proposed the full width of the bungalow 6 metres in depth. The proposals will provide a master suite in the roof space and an open plan kitchen/diner at ground floor.

Representations: - None received

Sompting Parish Council: - Support

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 (December 2024)
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 bungalow is near to the junction with Abbey Road and therefore the rear of the bungalow roof is also visible within the street scene as well and the front elevation, the rear extension is not likely to be seen.

There are other front and rear dormers visible, these are not features which will be out of keeping. The attached bungalow has a flat roof dormer which will be more prominent than that proposed here. The front dormers are modest in scale and replicate those at no. 30 adjacent. They will not dominate the roof slope and along with the hip to gable extension will form a development which can be supported in this case.

The rear extension, although a large addition at 6 metres in depth, the rear garden does allow for such a scale without representing overdevelopment in this case. The adjacent extension at no. 30 is a similar depth. On balance this can be supported in terms of character and appearance, it would be difficult to resist such a development within the context of the surrounding locality.

Materials to be used will match existing with render, tile hanging and brick to match.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow has an existing rear extension built up to the boundary. The proposed extension will project 3.2 metres beyond this. It is therefore not considered to impact detrimentally in terms of loss of light or overbearing impact. It will comply with Development Management Standard No. 2 which states that an extension of this type can extend up to 3.5 metres beyond the rear of an attached dwelling.

On the west side there is a flat roof extension of similar depth, therefore the proposed extension will have no adverse impact here in relation to the adjacent blank side wall.

A condition has been attached to ensure that the side windows serving the bathroom and W.C are to be obscured to protect the amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render, brick and tile hanging
4. No additional windows on the east or west side elevation of the extension. Windows on the side of the bungalow shall be obscure glass level 3.

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: Hannah Barker Date: 19th August 2025

Authorised by: Peter Barnett Date: 26 August 2025