Expiry: 14/8

Development Management - Delegated Officer Report

Application Number: AWDM/0766/25 Recommendation – Grant

Site: 115 Howard Road, Sompting

Proposal: Loft conversion, including raised side gable, front and rear roof extensions straddling ridge and single storey rear extension.

Date of site visit: 9/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof semi detached bungalow on the north side of Howard Road. With rising ground eastwards the ridge height is greater than its attached neighbour, No. 117. The property shares a driveway with No. 113, to the east. Both neighbouring properties have front and rear dormers. No. 117 does not have a ground floor rear extension.

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 flood risk.

Permission is sought to lift the gable and to straddle the ridge with front and rear dormers. The front dormer has been reduced in depth and width since first submitted. A ground floor rear extension proposed has been reduced in depth to 3.5 metres and is 3 metres in height.

Relevant Planning History

S/2/03/TP/20320 – Rooms in Roof (involving raising of ridge height, side gable and front and rear dormers plus increased height of chimney stack. Granted.

Consultations

Sompting Parish Council: Councillors feel the size overwhelms the street adversely, query a reduction in size.

SDNP: No objection.

Representations

None 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)
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

Neighbour amenity will not be affected by the roof extensions. Neighbouring houses have raised gables and front and rear dormers.

The ground floor rear extension has been reduced in depth to 3.5 metres to comply with Development Management Standard No.2. The extension is not full width and is set in from the flank to maintain access to the garage. The high level side kitchen window will look across the shared drive. There are windows in the side of No. 113 so mutual overlooking will occur but no significant loss of amenity is expected.

Visual amenity

Many other houses in the street have had roof extensions which either straddle the ridge height or raise the ridge height and add front and rear dormers. There are front dormers of a similar size to that in the revised proposal also. The street is vastly altered at roof level. No significant visual harm will occur.

Nor will harm be caused to the setting of the South Downs National Park.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows west side g/f or gable wall.

Is recommendation contrary to letter(s) of representation? Y

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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: 29/7
Authorised by:	Peter Barnett	Date: 30 July 2025