Development Management – Delegated Officer Report

Application Number: AWDM/1432/24 Recommendation: APPROVE

Site: 5 Berriedale Close, Sompting, BN15 0JJ

Proposal: Proposed rooms in roof, consisting of hip to gable, rear dormer and front rooflights.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, hipped roofed bungalow situated at the end of the Close on the south west side. The bungalow has a single storey rear extension across the full width of the bungalow. There are also outbuildings in the rear garden, including a detached garage located close to the boundary with no. 4. The site is on rising land with the rear garden being lower than the front, thereby requiring steps from the rear extension into the garden.

The Close comprises semi-detached bungalows many of which have been extended to the rear and there are also many with dormers to the rear and front rooflights, although no. 4 has a front dormer. Some have undergone a side gable, several with a Sussex hips, although the neighbouring property at no. 3 has a full gable.

Proposal:

The application seeks permission to provide:-

- Gable roof extension;
- Rear flat roof dormer extension; &
- 3no. rooflights to front roofslope.

Relevant Planning History: None

Representations: Sompting Parish Council: No objection

Consultations: None.

Relevant Planning Policies and Guidance:

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

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The street is characterized by semi-detached houses some of which have gable roof extensions and/or dormers to the front and/or rear. The neighbouring bungalow at no.3 has a full gable as per the application proposal, therefore the proposed gable will not be out of character with the street scene.

The rear dormer will not be readily viewed from the street scene, and it is a small dormer which will not result in any loss of visual or residential amenities to the neighbouring properties.

Given that there are other front rooflights within the Close, the proposed front rooflights will also not be out of character

It is not considered that the visual amenities of the street will be compromised by the provision of the roof extensions and alterations, nor with the existing residential amenities of the neighbouring properties be materially harmed.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.01.2025

Authorised by: Peter Barnett Date: 2 January 2025