Development Management – Delegated Officer Report

Application Number: AWDM/1511/24 Recommendation: APPROVE

Site: 128 Abbey Road, Sompting, West Sussex

Proposal: Proposed alterations to existing loft conversion to include extension to rear dormer, full hip to gable side extension and new front dormer.

Date of Site Visit: 13th January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with rooms in the roof, a front roof light and rear flat roof dormer. A hip to gable extension has been carried out here. The street comprises many bungalows which have loft conversions and hip to gable extensions are visible along with front and rear flat roof dormers.

Consent is sought to add to the existing loft conversion to add a side gable roof extension with front flat roof dormer and to enlarge the existing rear dormer.

Representations: - None received.

Sompting Parish Council: - No objection

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 changes to the roof will be clearly visible within the street scene. The increase to the side gable will still retain the scale and character of the bungalow. It is set in from the boundary and does not represent overdevelopment or cramped form in this case.

The front dormer is not overly large and is similar to other properties within the street scene, smaller than the neighbouring dormer and matching that existing at no. 65 Abbey Road. The rear dormer, although wide, would not warrant a refusal in this case, as there are other examples of similar dormers within the vicinity of the site.

Materials to be used will match existing.

Residential amenity

There will be no harm to any adjacent occupiers as a result of the proposed development. The side gable will be closer to the adjacent bungalow however this is onto a blank elevation. The front dormer will overlook the highway and the rear dormer will face towards the rear of neighbouring dwellings. The distance here would be in excess of 22 metres away and also includes the existing dormer therefore no significant overlooking will occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the west side gable.

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: 14th January 2025

Authorised by: Peter Barnett Date: 15 January 2025