

Development Management – Delegated Officer Report

Application Number: AWDM/0734/26 **Recommendation:** APPROVE

Site: 63 Boundstone Lane , Sompting, West Sussex

Proposal: Proposed roof extension to north plus dormers to west side and rear

Date of Site Visit: 7th July 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on a corner plot at the junction of Boundstone Lane and Cokeham Road. The principal elevation fronts Boundstone Lane.

The previous application for a Certificate of Lawfulness was refused as it was considered on the balance of probability that the roof extensions proposed and already carried out exceeded that allowed under permitted development.

The current application is for a proposed roof extension to the north side and dormers to the west side and the rear. It is a reduced scheme from that which was refused under the LDC application.

Representations: - None received

Sompting Parish Council: - Support for the application

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)

WSSCC 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 a corner plot and therefore visible from Cokeham Lane to the side and Boundstone Lane to the front. To the north there is a rear gable, conservatory and rear double pitched dormer. This is to be extended to create a flat roof dormer which wraps around the western side of the roof also with a roof extension on this side also.

The roof extension follows the original form and design of the roof and is modest in scale. The flat roof dormers are set down from the ridge and up from the eaves. They are also set in from the roof edge.

The roof extension will be visible from the street however this is a modest, insignificant addition. The dormers are within the 'L' shape of the building so are not visible within the street scene. They are acceptable additions which will not result in any harmful impact upon the street scene or the character of the bungalow.

Residential amenity

The neighbouring property to the west has a side dormer window however this is in line with the existing side gable of the application site. There is also a roof light facing the proposed dormer. There is a proposed bathroom window and high level bedroom window in the new dormer which will face the neighbouring property. However there will be no direct overlooking in this case due to the position of the windows in relation to each other. The dormer is also set in from the boundary.

The roof extension will not result in any loss of light or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze bathroom window on west elevation

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: 28th July 2026

Authorised by: Peter Barnett

Date: 29 July 2026