Expiry: 28/7

Development Management - Delegated Officer Report

Application Number: AWDM/0648/25 Recommendation – Grant

Site: 10 Hillside Road, Sompting

Proposal: Removal and replacement of hipped roof with increased height roof, gabled on south side only with rear dormer and front rooflights.

Date of site visit: 20/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow on the east side of Hillside Road. It has a front projection with a pitched roof. Ground floor rear extensions have been added and on its south side it has a garage at the head of a shared drive. Land slopes up from the south.

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.

The application has been revised since first submitted to minimise impacts on No. 12. Permission is sought to remove the roof, including over the front projection and to replace it with a new roof with a ridge height 600mm higher than the original roof. It is to be hipped on the north side (where initially a gable wall was proposed) and gabled on the south side. A rear dormer is also proposed with a single rear rooflight and two front rooflights. The gable over the front projection is to be replaced fractionally higher than currently. The existing roof is covered in interlocking concrete tiles are they are again proposed as the new roof covering.

Relevant Planning History

S/34/79/TP - Double Garage on a joint boundary to rear. Granted.

S/6/78/TP – Extension to rear. Granted.

Consultations

Sompting Parish Council: supports application.

Representations

Original Plans: No. 12 objects:

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'We have seen the plans from your website and object to them for the following reasons. The replacement of hip roof with increase height gable roof with rear dormer will block out the light from our kitchen window which is south facing as the window is only 800mm from their bungalow.
I don't know whether the architect realised there was a window on the south side. Unusually on this estate our bungalows are closer than others that have driveways.'

Occupier at 9 Mountview Road (to the rear) has no objection.

Amended Plans: In response to the revised scheme No. 12 no longer object.

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

No. 12, to the north, has extended their kitchen at the side to within 800mm of the common boundary with No. 10. Their main kitchen window is in this extension, although there is a glazed door to a lean to/utility area in the original rear wall also.

The revised proposal removes the raised gable from the north side of No. 10 to minimise a loss of light and outlook to No. 12's kitchen. Consequently, the rear dormer proposed is also moved further from the shared boundary. The raised eaves height on this side is 200mm. The revised scheme will not significantly impact the amenity of No. 12's residents.

No. 8 is separated from the application site by a shared drive. Side windows in No. 8, believed to be to a bedroom and dining area, will not be significantly affected.

Visual amenity

Lots of varying alterations at roof level have occurred in this street. Nos. 8 and 6 have both raised their ridge heights with front and rear dormers. Nos. 12

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and 14 also have large front and rear dormers. The proposed roof works will not be harmful to the streetscene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No gable window.

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

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: 18/7
Authorised by:	Peter Barnett	Date: 18 July 2025