**Development Management – Delegated Officer Report**

**Application Number: AWDM/0889/25 Recommendation: APPROVE**

**Site: 54 Boundstone Lane, Sompting, BN15 9QP**

**Proposal: Proposed single storey side extension and rear steps and platform. Proposed loft conversion including hip to gable roof extension, front and rear dormers with grey cladding**

**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 roof bungalow located on the east side of Boundstone Lane, and has a front single storey hipped roof outrigger. There is small side extension, and the property has an existing dropped kerb with a drive within the front amenity area.

The street contains a mixture of semi-detached and detached bungalows, and to the north of the site there are some two storey properties. Many of the bungalows have been extended in some form, for example to the side; the rear; and/or the roof.

**Proposal:**

The application seeks permission to:-

- Extend the side ground floor, up to the point of the existing rear elevation;
- Provide a hip to gable roof extension;
- Provide a front dormer to the north section of the front roof;
- Provide 3no. rooflights within the front roofslope;
- Provide a rear dormer;
- Dormer materials grey cladding.

**Relevant Planning Applications:**

**56 Boundstone Lane**
**AWDM/0156/22** Single storey rear extension. Loft conversion with hip to gable roof extension, front and rear dormers with weatherboard cladding, front roof lights and first floor obscure glazed side window.
**Approved 01.03.2022**

**Representations:** Lancing Parish Council: Support this application

**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 adjoining property, no. 56, has undertaken a similar development to that proposed within this application. The application site will have a front dormer which, following an amendment, the window in the dormer will now sit above the ground floor window. The hip to gable end will also reflect that of no. 56 which has a gable end also, and the dormer will be in accordance with the existing visual character of the dwelling and because of its similar proportions to that at no. 56, it will create a visually balanced pair of dwellings. Further, many properties within the street have front rooflights. The rooflights will be in character with the visual qualities of the street scene.

The rear dormer will be a much larger dormer than the front one, as it will occupy the area created by the hip to gable. The windows within the rear elevation of the dormer will include full glazed sliding doors with a Juliette balcony; a full glazed tall window and an opening window serving the ensuite. The distance from the rear windows to the property boundary is more than 16m and a further distance of some 2m to the side elevation of no. 19 Elmstone Close, a two storey end of terrace dwelling. This property

has a first floor window in its side elevation which faces onto the application site. It is considered that this distance of some 18m from rear window to side window will be acceptable as it exceeds the 14m rear-side distance specified in DM Standard No. 2.

The remaining extension of the property will be the side elevation, which will see the existing side extension extended from some 2.9m to 6.25m, in line with the rear elevation. The width of the side extension will remain the same. No windows are shown in the side elevation of this extension, and it would be reasonable to apply a condition to any approval limiting windows on this elevation to prevent overlooking onto no. 52.

The materials for the development will be white render to the ground floor walls and Anthracite grey weatherboard cladding to the dormer walls.

The steps and raised platform, at a maximum height of 0.35m for the platform, will not result in loss of amenity for neighbours.

**Recommendation:**

**APPROVE subject to the following condition(s)**

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

***Informative:***

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 29.08.2025

Authorised by: Peter Barnett Date: 29 August 2025