# Development Management – Delegated Officer Report

**Application Number: AWDM/0829/26 Recommendation: REFUSE**

**Site: 4 Mountview Road, Sompting, West Sussex**

**Proposal: Proposed loft conversion with hip-to-gable extension, and front and rear facing dormers**

**Date of Site Visit: 17th September 2026**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow on the west side of Mountview Road within north Sompting. There are many similar bungalows within the vicinity of the site many of which have been altered and extended overtime. Due to the change in levels the bungalow has a higher ridge than the attached dwelling which has a front dormer built up to the boundary. There is a front hipped roof projection and rear single storey extension with gabled roof.

Consent is sought to add a hip to gable roof extension to the side and an extension of the roof over part of the ground floor extension at the rear. This will result in a section of flat roof to replace the existing ridgeline, with a front and rear flat roof dormer also proposed. This then allows for two bedrooms and a bathroom in the loft space with no overall increase to the ridge height of the bungalow.

**Representations: -** None received

**Sompting Parish Council**: - Support

**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 (August 2026)
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 proposed roof extension to the rear over the existing ground floor extensions will create a bulky addition with an expanse of flat roof which is visually harmful. The expanse of flat roof will be visible from approach from the north. There are examples in the street where dormers straddle the roof but this case differs in that the proposal also includes an extension of the roof over the ground floor to the rear, resulting in a deep expanse of roof which will harm the character of this bungalow.

A hip to gable extension to the existing roof only with front and rear dormers would lead to a much more acceptable development, limiting bulk and the harmful appearance of the flat roof.

**Residential amenity**

The increased bulk and height of the roof will project to the rear of the building, above the existing ground floor. It will be in close proximity to the attached neighbouring property and the bungalow to the north. There is likely to be a harmful impact in terms of loss of light and overbearing impact.

**Recommendation**

REFUSE

1. The proposal, by reason of its size and appearance, will result in a dominant addition which would be harmful to the character of the existing bungalow and street scene, and harmful to the amenities of adjacent residential occupiers. The proposal is therefore contrary to Policy 15 of the Adur Local Plan and Policies DP3 and P3 of the NPPF.

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

1. Proactive refusal

Case Officer: Hannah Barker Date: 21st September 2026

Authorised by: Peter Barnett Date: 21 September 2026