Expiry: 6/6

Development Management - Delegated Officer Report

Application Number: AWDM/0429/25 Recommendation – Grant

Site: 74 Busticle Lane, Sompting

Proposal: Rooms in roof consisting of front and rear dormers with hip to gable extension.

Date of site visit: 11/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof bungalow on the east side of Busticle Lane close to the junction with the A27. These properties sit back from the road on slightly higher ground and the ground continues to rise into the rear garden. They are rough cast rendered and painted with tiled roofs.

The bungalow has been extended to the rear. There are front and rear dormers at 78 and 82 and 82 has also lifted its gable, with permission.

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.

Permission is sought to raise the side gable and add front and rear dormers. The dormers have been reduced in width since first submitted.

Relevant Planning History

AWDM/0283/22 – single storey rear extension. Granted

Consultations

Sompting Parsh Council: Support.

Representations

7 neighbours consulted. No response received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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).

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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

The original application was for front and rear dormers only. The applicant had planned to extend the gable under permitted development. However, as the dormers rely on the gable extension this must also be considered as part of the application.

No. 76, to the north has its front door, a bathroom window and a secondary kitchen window in its side wall. The roof extensions will not cause a significant loss of light or outlook to these neighbours.

The rear dormer will enable greater overlooking of adjoining gardens. Rear dormers are permitted development and so it is considered unreasonable to argue that undue harm would occur.

The front dormer does not result in any harm to neighbour amenity.

Visual amenity

Both dormers have been reduced in size since first submitted and are now acceptable visually.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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.

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Case Officer:	MOK	Date: 18/6
Authorised by:	Peter Barnett	Date: 18 June 2025