

## **Development Management – Delegated Officer Report**

**Application Number:** AWD/0115/26

**Recommendation:** APPROVE

**Site:** 2 Sedbury Road, Sompting, BN15 0LL

**Proposal:** Proposed rear dormer to original main rear roof together with a new rooflight in extended section.

**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 gable end extended bungalow located on the south side of Sedbury Road, on a curve in the road. The neighbouring properties to the west of the application site, on the same curve in the road, are within Steepdown Road.

No. 2 Sedbury Road has been extended to the west, and has a lower ground floor appearing to be an integral garage, but the ground level outside of the entrance to this space is not of the right level to support the height of a car to access the space. The plans indicate the space is now a storage area. To the front of the storage room within the front amenity area, and to the side of the dwelling, is hardsurfaced for car parking. There is a front dormer over this extended section of the property, and there are rooflights in the remaining roofslope, including the original roofslope. There is a dormer in the rear roofslope within the extension. There are outbuildings within the rear amenity area.

The locality comprises predominantly semi-detached bungalows, with two storey dwellings in the nearby Steepdown Road and Halewick Lane. Many of the bungalows within the locality have dormers.

### **Proposal:**

The application seeks permission to provide:-

- Flat roof dormer to rear (east) elevation off the original roof;

- The window to the rear will have a central set of glazed French doors with a Juliet Balcony, and further full length glazed windows either side of the French doors;
- An additional rooflight within the front (west) roofslope of the original roof;
- A new roof light within the rear (east) roofslope of the extended section of the dwelling;
- The replacement of the existing garage door to a window and entrance door; and
- Reorganization of existing ground floor layout with a replacement of the 2no. rear (east) windows with a set of full width bifold glazed doors.

### **Relevant Planning Applications:**

**S/22/88/TP** Two storey extension with garage under **Approved 02.06.1988**

**Representations:** Sompting Parish Council: Customer made comments in support of the 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 surrounding area.

#### ***Visual and Residential Amenity:***

The street and area comprise predominantly semi-detached bungalows of a similar design to one another, and being on a hill slope there are differences to the height of the bungalows compared with their neighbouring properties. As mentioned above, some have undertaken roof extensions with dormers to the front and/or to the rear, with the application site and no.'s 12, 26 and others having both. The dormer sizes vary within the street, with the rear dormers being, in the main, larger than the front dormers.

The proposed amended rear dormer will be set in from each side of the original roof, thereby providing a more balanced appearance in keeping with the dwelling and its surroundings.

The proposal will also see the upgrading of the existing property with internal reorganization of the room layout together with fenestration and door changes. It is considered that these changes will be visually acceptable and will provide a more contemporary finish to the existing bungalow.

It is not considered that the proposal will result in any unacceptable overlooking to neighbouring properties, the proposal will be in character with the existing residential properties within the area.

**Recommendation:**

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

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

***Informative***

1. Approved following amendment

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

Case Officer: Eve Hearsey

Date: 17/4/26

Authorized by: Peter Barnett

Date: 17 April 2026