Expiry: 4/11

Development Management - Delegated Officer Report

Application Number: AWDM/1147/25 Recommendation – Approve

Site: 40 Mountview Road, Sompting.

Proposal: Proposed loft conversion including raising of the roof ridge, hip to gable roof extension, front and rear dormers, rear Juliet balcony and front porch extension.

Date of site visit: 1/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Mountview Road. The bungalow is rendered and white painted under a tiled roof.

The road rises up northwards such that the ridge of this bungalow is higher than its semi detached neighbour. Both properties have flat roofed front bay additions, No. 40 also has a porch. The site has a driveway on its north side and a detached rear outbuilding. It has been extended to the rear with a flat roofed extension and has a flat roofed rear dormer. A new outbuilding has also been added.

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 add front and rear dormers to this bungalow. They will straddle the ridge height by 150mm. The front dormer has a staggered front plain and has been reduced in depth to sit back and off the flat roofed bay window. A full height rear dormer is proposed. This extends 1100mm over the rear flat roof addition. An inverted balcony has been replaced with a Juliet balcony. The dormers are to be finished in white render.

A pitched roof porch has also been reduced in height. The porch is to be finished in brick and brick slips are proposed to be added to the main front elevation also. The house will be refitted with aluminium windows.

Relevant Planning History

S/38/98 - Rear dormer and shed/garage extension (retrospective). Granted.

Consultations

Sompting Parish Council: supports the application.

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Representations

None received.

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)

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.

Visual amenity

There are many examples of raised gables and front and rear dormers in this street. Some dormers straddle the ridge height and other bungalows have raised the ridge height, including opposite at No.35. The principle of this development is therefore acceptable.

The design of the front dormer takes inspiration from the roof extension at 37 Howard Road which is at the head of the road. It has a staggered face and is to be rendered and painted like the one at No. 37. The dormer set back off the original bay flat roof has improved its proportions.

The rear dormer has been revised to remove an inverted balcony and a Juliet balcony has been introduced. The dormer still extends 1100mm over the ground floor flat roof. This is contrary to policy 15 and contrary to adopted Development Management Standard No.2 – 'Extensions and Alterations to Dwellings'. The applicant was asked to set it back behind the original eaves line. He has declined to do so and has cited examples of where the Council has approved larger rear dormers which extend further over rear extensions (7 Herbert Road and 45 Valley Road). Both of these extensions recommended for refusal by Officers but were overturned and approved by Planning Committee. Nonetheless, they are material to the consideration of this application.

The overhang is to the rear elevation and is relatively modest. No neighbours have objected to the application and the local Paish Council supports the proposal. On balance, and in these particular circumstances only, it is considered that the revised proposal can be acceptable. This recommendation for approval is only possible because of the extent of change seen at roof level in this part of North Sompting, some with approval. Elsewhere in Sompting or any other part of Adur extending a bungalow's roof

over a rear extension is very unlikely to be acceptable as it would be contrary to adopted Council policy.

The proposed pitched roof porch extension has been reduced in height. It is still a statement porch with extensive glazing. Its reduced proportions are considered to be acceptable now.

The porch is to be built in brick and the front of the property dressed in matching brick slips; the side and rear are to remain painted and rendered. The paired semi and all other houses in this street are rendered and painted. In Howard Road, to the north, there are a number of examples of paired semi detached bungalows with different facing materials, 47, 50, 87, 119.

In the circumstances it is not considered that this change to the proposed frontage material will cause significant harm to the appearance of the streetscene.

Residential amenity

The extensions will not result in undue harm to any neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows.

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: 22/10
Authorised by:	Peter Barnett	Date: 22 October 2025