Development Management – Delegated Officer Report

Application Number: AWDM/1408/25 Recommendation: APPROVE

Site: 31 Meadowview Road, Sompting, BN15 0HU

Proposal: Hip to gable roof extension and rear dormer.

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 south side of Meadowview Road, and has a single storey rear extension plus rear outbuilding. There is also an existing dropped kerb with parking within the front amenity area. There is an existing flat roof small dormer to the front, north roofslope positioned directly above the front outrigger of the dwelling, and there is an existing rooflight within the rear roofslope.

Meadowview Road is on a hillslope and thereby properties on the south side of the road are positioned higher than those to the rear i.e. Nelson Close

The street contains predominantly semi-detached bungalows, with a few detached bungalows. Further to the west of the site lie two storey dwellings. Many of the bungalows have been extended in some form, for example to the side; the rear; and/or the roof.

The neighbour at no. 33 has a hip to gable roof extension and a rear flat roof dormer extension.

Proposal:

The application seeks permission to:-

- Provide a gable roof extension with a window in the gable elevation to the side (west);
- Provide a rear flat roof dormer to the rear (south) roofslope;
- Provide 1no. rooflight within the front (north) roofslope;

Relevant Planning Applications: None

Representations:
Lancing Parish Council: No objection

16 Nelson Close: 2no. letters of objection – overlook bedroom window, and will look into our back garden.

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 property to the rear of the application site is located on lower ground than the application site, and is a two storey semi-detached dwelling. The rear of this dwelling is sited some 22m from the proposed dormer which is considered to be an acceptable separation distance between properties, as set out in DM Standard No. 2, and as such it is considered there would not be any harmful overlooking resulting from the windows of the proposed dormer to the existing first floor windows of the dwelling to the rear. It is accepted that there will possibly be some limited overlooking to the gardens of properties at the rear, but this is considered a normal occurrence between neighbouring properties in residential areas.

The dormer will be wide but not as wide as the roof, leaving some space either side, and it will be comparable in size to neighbouring dormers, thereby in character.

Other properties within Meadowview Road have undertaken rear dormers, no.'s 33, and no. 37 for example also both have gabled their side hips, thereby an additional rear dormer and gabled end will not be out of character within the locality.

There will be the provision of a window in the side gable end, which will serve a bathroom, and is shown to be obscure glazed, thereby preventing overlooking onto the neighbouring property.

The rooflight to the front roofslope will be positioned over the staircase, thereby not result in overlooking and further, as there are other rooflights within the front roofslope on properties in the area, the rooflight will not be out of character with the locality.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Window
4. Material

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.01.2026

Authorised by: Peter Barnett Date: 8 January 2026