Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0402/25 **Recommendation –APPROVE**

Site: **54 Hillrise Avenue, Sompting, BN15 0LU**

Proposal: **Proposed enlarged dormer to the front elevation, with front sliding windows. Proposed rear dormer with Bifolding glazed doors and a Juliette balcony. Extend the remaining hip roof to be a full gable roof with obscure glazing with the top section of the gable. Alterations to windows on ground floor front elevation. New window on south elevation. Reposition the entrance door on the south elevation.**

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

No. 54 Hillrise Avenue is a semi-detached bungalow located on the east side of the road and backs on to the Lancing and Sompting Cemetery. The bungalow is set higher than the plot, and the land is rising from the pavement. The front amenity land has been hardsurfaced for parking. The front entrance door is located to the side (south) with steps leading to the door. A garage is located to the rear of the bungalow and is adjoining the neighbours (no. 52) garage.

The roof has a part gabled side elevation, with a skirt pitch at the base of the gable, and there are small dormers located on the front and rear roofslopes.

The locality comprises predominantly semi-detached bungalows, many of which have been extended on the ground floor and/or into the roof. A few have small front dormers. Also, many have outbuildings in the rear gardens.

The site is not within a Conservation Area and is not a Listed Building.

Proposal

The application proposes:-

- Enlarge the existing front dormer to some 5.85m wide x 2.71m deep x 1.87m high. Windows will be side sliding openings;

- Enlarge the existing rear dormer to some 6m wide x 3.5m deep x 2.313m high. Windows will be Bifolding full glazed openings;
- Extend remaining hipped section of roof to a gable end – with ridge extension of 800mm;
- Install a triangular, obscure glazed window in the top section of the resultant gable, measuring some 1.6m high at the centre point x 3.8m wide at the base width;
- Change fenestration size and position on the ground floor front (west) elevation from 3no. windows to 2no. windows, to be same size and design as one another;
- New window on south elevation to be of same design as new front windows, but will be obscure glazed;
- Relocate the entrance door further back along the south elevation i.e. nearer the rear elevation than its current position.

Materials for roof:

Cladding for all walls on new dormer elevations;
Cladding to end gable elevation;
Tiles to roofslopes.

Relevant Planning History:

AWDM/0404/25 Householder application for permitted development for Prior Approval for single storey extension to rear of property measuring 4.5m from rear wall of the original house, maximum height 3m and height of eaves of the extension 3m.
Decision: Prior Approval is not required. 29.04.2025

AWDM/0403/25 Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable with rear dormer and Juliet balcony.
Withdrawn

S/22/90/TP/FP W.C. in roof with half-gable end.
Approved 27.04.1990

S/146/79 Room in roof.
Refused 15.01.1980

S/35/58 Alterations to form bedroom
P.D. 02.05.1967

Consultations: None

Representations: Sompting Parish Council : Support

Expiry Date:

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The street is on a hill slope and the hipped roof semi-detached bungalows within the street have many similarities in common with their neighbours in that there have been conversions of the roof space to living accommodation, and some have front and/or rear dormers to allow the occupants to take advantage of the extra usable space for living. Some have gabled the hips to allow further usable space. There is no doubt that the elevated position of the house and the street will provide good observations of the countryside to the rear as well as the street.

The proposal seeks to extend the existing dormers to fill the majority of the width of the roofslopes. The front dormer will leave some 800mm to each side to the roofslope, but will also be set down from the ridge and up from the eaves, so will not be unduly dominant. The rear dormer will leave a gap of some 500mm to the adjoining neighbouring roof, and some 800mm to the outside edge of the roof. The dormers are to be clad in Walnut Composite Cladding Board. While not matching the existing roof tiles, there are examples of cladding in the surrounding streets and 60 Hillrise Avenue also has permission for cladding to a front dormer (AWDM/0942/25).

There are some front dormers in Hillrise Avenue and its near environs, for example no.'s 67 and 71 Hillside Avenue are detached bungalows and have large front dormers. Both of these dormers have been set in from the sides of the roofslope, and from the top and bottom sections of the roof.

No.81 is a semi-detached bungalow and the front dormer is quite noticeable, however, it has been constructed so that it is set in from the outside roof edge and set well above the eaves, which helps to alleviate, to a degree, its massing.

The new front dormer of the application site will utilize the space created from a new extended gable end, and within this new gable end is shown a large triangular section of glazing approx. half the depth of the gable and the width will extend as far as the soffits and its height will be to the apex of the soffits around the gable end. This glazing is indicated to be obscured. The triangular window will measure approx. 3.8m wide at its base x a centre point height of approx. 1.6m.

The window cill height from the floor will be approx. 1.2m, but the window will be both fixed and have obscure glass, thereby avoiding overlooking of the neighbouring property.

The proposed front dormer has the gap below and above the dormer, on the roofslope, thereby providing an adequate spatial area around the new dormer. The new windows within this dormer will be side sliding windows, and as the upper floor is intended to be used as living area rather than bedroom, the kitchen sink and cupboards are shown to be directly below this sliding window.

The rear dormer has been set down from the ridge, but it is abutting the flat roof of the approved rear extension, which gives the appearance of a likelihood that the new flat roof could be used as a balcony/roof terrace. Should this happen, it would seriously degrade the existing residential amenities of the neighbouring properties, causing unacceptable overlooking and disturbance far greater than having an open window. The proposal now indicates a Juliet balcony the full width of the opening bifolding doors, and it would be reasonable that a condition be applied to any approval that the Juliet balcony stays in perpetuity in order to prevent the use of the flat roof as a terrace.

The changes to the ground floor will not be as extensive as the roof alterations/extensions, and will be largely fenestration changes together with the moving of the entrance doors position. None of which will result in any material harm on the existing residential or visual amenities of neighbouring properties.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Cladding colour
4. Materials
5. No roof terrace
6. Obscure glazed and fixed
7. Windows

Informative(s):

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 04.11.2025

Expiry Date:

Authorised by: Peter Barnett Date: 5 November 2025