Development Control – Delegated Officer Report

Application Number: AWDM/1794/16 Recommendation – APPROVE

Site: 50 Hillrise Avenue, Sompting

Proposal: Rooms in roof with side hip to gable roof extension to south elevation, rear dormer to east elevation and three rooflights to front (west) elevation.

Date of site visit: 12.12.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the eastern side of Hillrise Avenue. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Hillrise Avenue is a residential road comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and single storey rear extensions and an extension to the rear. The application property has been extended by a flat roofed garage on the southern side.

Planning permission is sought for a hip to gable roof extension to the southern side of the bungalow, the formation of one dormer in the rear eastern roof slope and three roof lights in the front western roof slope. The rear dormer would comprise a flat roofed extension measuring 6 metres in width, 2.6 metres in depth and 2.4 metres in height.

The new hip to gable extension and dormer extension would be externally clad in vertical tile hanging to match the existing property.

Relevant Planning History:

S/52/04 – Planning permission was granted in 2004 for a single storey rear extension, raising of garage roof and front porch extension.

Consultations

Sompting Parish Council supports this application.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Visual amenity

The application property is situated on a lower land level than the attached northerly neighbouring property and at an elevated position in comparison to the southerly neighbouring property due to the sloping topography level of the road. Neither of the neighbouring properties directly adjacent to the application property to the north or west have been extended in the roof space. However, it is noted that a number of planning permissions for roof extensions to similarly designed bungalow properties within the surrounding roads have been granted by the Council recently due to precedent of dormer extensions and roof extensions being visible on bungalows within this residential area in Sompting.

Taking this into account, it is considered that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Hillrise Avenue and the surrounding residential roads.

The proposed dormer would be flat-roofed and would be large in nature extending partially over the flat roof of the existing single storey extension. The appearance of large dormer extensions to the rear is a form of development common to the properties in the same area and overall, given that the dormer has been set in slightly from the side of the roof and that matching materials as proposed, it would not be out of keeping in terms of the public view.

In the context of surrounding residential development it is considered on balance that the proposed roof extensions would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

Residential amenity

The neighbouring bungalow to the north is located at an elevated land in comparison to the application site and as such sits higher than the application

bungalow. The proposed rear dormer would incorporate no side windows in the northern elevation and the rear facing windows would provide only oblique views of the northerly and southerly neighbouring gardens and would therefore cause no harmful loss of privacy to the neighbouring occupiers on either side.

The proposed hip to gable enlargement would be distanced to the southerly neighbouring property by a distance of 2 metres and the two driveways serving the application property and southerly neighbouring bungalow. No windows are located in the side wall of the neighbouring bungalow and therefore the proposed gable end extension would cause no loss of light to the occupier(s) of the southerly neighbouring property. No windows are proposed in the side wall of the gable end extension or the southern side of the dormer which would maintain privacy for the southerly neighbouring occupier(s).

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows without permission (north and south elevations)

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 24.01.2017

Authorised by: Jo Morin Date: 25.01.2017