

Development Management – Delegated Officer Report

Application Number: AWDM/0004/26

Recommendation: APPROVE

Site: 53 Hillrise Avenue, Sompting, BN15 0LU

Proposal: Proposed remodelling of roof to allow roof conversion, including raising of ridge height and hip to gable extension, proposed 2no. front dormers with 1no. dormer to rear.

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 detached hipped roof bungalow located on the west side of Hillrise Avenue. The road is on rising ground rising to the north. The front amenity area is hardsurface for parking purposes and is set level with the pavement, the dwelling is on lower land than the pavement and the parking area. The dwelling has been extended to the rear, and there is a large 'L' shaped outbuilding at the rear of the garden. The roof has been altered as there appears to have been a single storey front infill extension, with a false pitched roof around it. There is also a rear single storey rear extension, with a false pitched roof.

The middle section of the street and northwards is largely characterized by detached and semi-detached bungalows, whereas the bottom section of the street comprises two storey dwellings. Because of the rise in the road, neighbouring properties have had different layout issues to compensate for the rise or the fall. Mostly on the east side of the road the properties are higher than the road, whilst on the west they are lower.

Proposal:

The application seeks permission to:-

- Raise the ridge height of the existing dwelling by some 850mm;
- Gable both side hips;
- Window within north side gable end;
- Construct 1no. flat roof dormer within the front roofslope;
- Construct 1no. flat roof dormer within the rear roofslope.

Relevant Planning Applications: None

Representations: Sompting Parish Council: Objects : Cllrs agree this is an overdevelopment of the site and not in keeping with the street scene.

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:

As stated above, the middle section of Hillrise Avenue and northwards, is largely characterized by detached and semi-detached bungalows, whereas the bottom section of the street comprises two storey dwellings. Because of the lay of the land, neighbouring properties have had different layout issues to compensate for the rise or the fall. Mostly on the east side of the road the properties are higher than the road, whilst on the west they are lower.

And because of the height levels, the roof heights of neighbouring properties are varied, for example, reading from the street, the ridge heights of no.'s 53, 55, 57 are higher than one another. Another example is no. 67 which has a ridge height higher than both of its neighbours. This property raised the height of the roof and barn hipped the existing hips and constructed a large dormer to the front and to the rear. (ADC/0426/08 refers). No. 71 has raised ridge 1981 by conversion to gabled roof with front & rear dormers (S/64/81/TP refers). No. 81 has a wide front roof dormer and a gable end (AWDM/0052/21 Loft conversion to include hip to gable roof extension to north east side, front and rear dormer. Approved 24.02.2021)

The application has been amended in order that the front dormer will be more in accordance with other front dormers within the street which contributed to the variety of roof patterns within the locality. The ridge height has also been lowered.

With regard to existing residential amenities, the properties opposite the application site are some 25m distant, and the properties to the rear of the application site are over 40m distant, therefore, there will not be an overlooking issue from the new first floor windows or overshadowing or overbearing to these properties either.

The immediate neighbours, no.'s 51 to the south and 55 to the north. Because of the orientation of the sun, no. 55 may receive some very limited overshadowing by the roof height increase, but it would be marginal above what the existing roof already contributes and also considering that it would be to the centre of the existing roof area of no. 55.

There will be a new window in the gable facing no. 55, however, this window is positioned over the new stairs and thereby is not considered to be a source for overlooking.

The roof works which will create living accommodation, are not considered to be out of character with the locality or result in any material loss of residential amenities to neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 01.04.2026

Authorised by: Peter Barnett Date: 1 April 2026