RODWAY PLANNING
CONSULTANCY LIMITED

HOUSEHOLDER APPEAL STATEMENT

IN RELATION TO:

'FIRST FLOOR SIDE AND REAR EXTENSIONS'

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81 HILLRISE AVENUE, SOMPTING, WEST SUSSEX, BN15 OLT

LOCAL PLANNING AUTHORITY REF: AWDM/1583/24

APRIL 2025

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1. INTRODUCTION

1.1 This Householder Appeal is submitted following the decision of the Local Planning Authority (Adur District Council [ADC]) to refuse planning permission for *'First floor side and rear extensions'*. The appeal site is located at 81 Hillrise Avenue, Sompting, West Sussex, BN15 0LT.

1.2 The planning application was submitted to ADC by Mr. Matthew Naish of Deadspace Designs (Planning Agent) on behalf of Denise Woollard (The Appellant). The application was received on 9th December 2024 and formally validated by the LPA on 11th December 2024. It was submitted with a full package of plans, which included a Location Plan, Block Plan, Existing and Proposed Plans and Elevations.

1.3 According to the LPA's online file, **NO LETTERS OF REPRESENTATION** were received in relation to the planning proposal from neighbouring residents.

1.4 **No Comments** were received from Sompting Parish Council. In addition, they raised No Objection to previous application **ref: AWDM/1231/24**.

1.5 The planning application was dealt with under the LPA's delegated powers and refused planning permission via decision notice dated 28th February 2025 The Council cited 1 No. reason for refusal, as follows:-
"1. The siting, design and mass of the extensions would overwhelm the original form of this bungalow, further unbalance this pair and would not be in keeping with the dwelling and the street scene generally. It would not enhance the local environment. It is therefore contrary to policy 15 of the Adur Local Plan, Supplementary Planning Guidance in Development Management Standard No.2 'Extensions and Alterations to Dwellings and the National Planning Policy Framework (December 2024)".

1.6 This Statement accompanies a notice of Appeal being lodged against that decision.

2. THE APPEAL SITE AND PROPOSAL

2.1 The appeal property comprises a semi detached bungalow which has been extended into the roof with a raised side gable and front and rear dormers. It also has a ground floor rear extension.



Fig 1. Aerial map showing the site and surroundings
(*courtesy of Google Maps – red line shown indicatively to identify the site location*)

2.2 Hillrise Avenue slopes upwards from the south. No. 83 to the north is on higher ground and has also been extended into the roof and to the rear. The attached bungalow No. 79 remains hipped roofed but has a ground floor rear extension.

2.3 In terms of the site's planning designations, the site is within the defined built up area boundary. The property is not Listed and it is not located within a Conservation Area. There are no landscape designations applicable, although the South Downs

National Park is situated further to the north. There are no protected trees on the site.

2.4 This Householder Appeal seeks permission to extend over the ground floor rear addition and off the existing rear dormer with a flat roofed extension. It is also proposed to wrap the extension around the side of the building and over the side porch, but open at ground floor and supported on columns. A part pitched roof is proposed allowing for a new landing window to be added to the existing gable wall. The extension enlarges the first floor bathroom and creates a third first floor bedroom.

2.5 The application, which is the subject of this planning appeal follows a previous refusal for a similar proposal (refer to planning **ref: AWDM/1231/24/).** The current proposal has been amended since the previous refusal, the main changes being:-

- The rear roof extension is set in from the flank wall by 1200mm;
- The depth of the rear first floor extension is reduced by 600mm;
- The south side wall of it is moved 300mm further southwards.

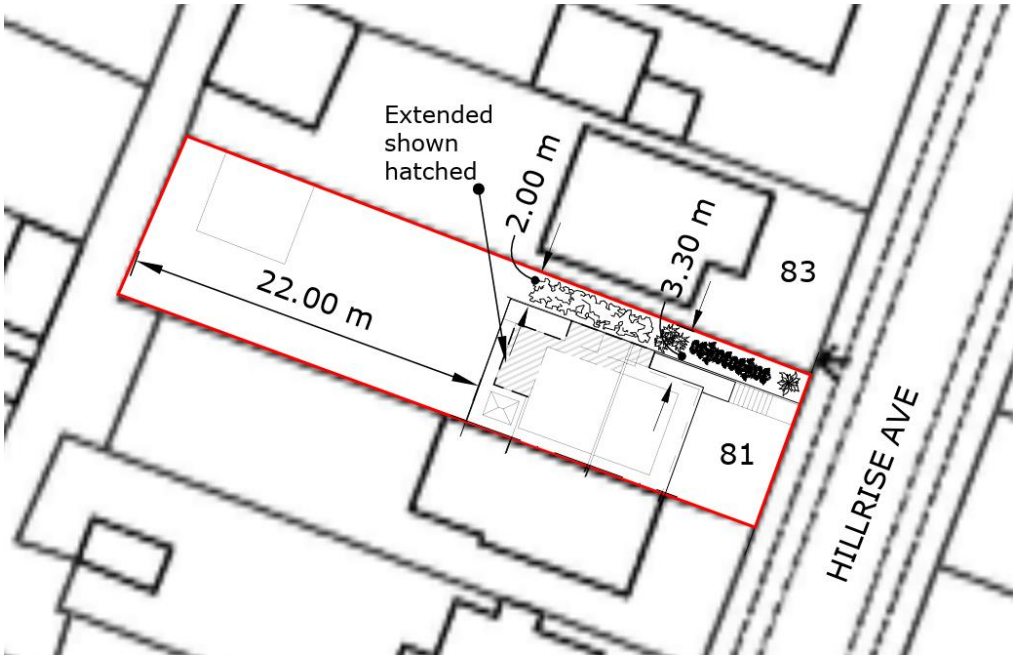

Fig 2. Proposed Block Plan



Fig 3. Existing and Proposed Rear (Northwest) and Side (Southwest) elevations

2.6 All materials are proposed to match that existing. The Appellant would be happy for this to be conditioned accordingly.

3. PLANNING HISTORY

3.1 According to the LPA's online planning records, the appeal site has the following planning history:-

- **Planning ref: AWDM/0052/21/:** Loft conversion to include hip-to-gable roof extension to north-east side, front and rear dormer.
  Application Permitted 24th February 2021.

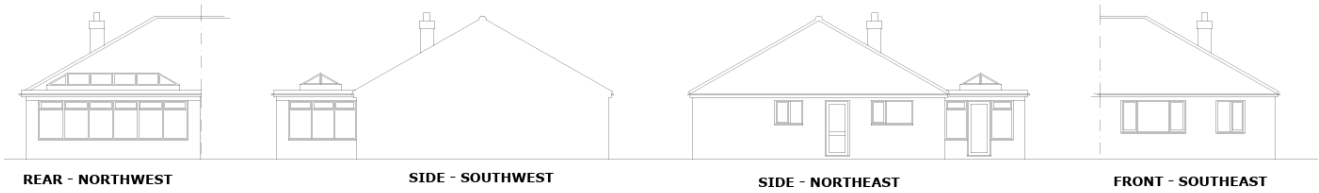

Fig 4. Existing Plans (**ref: AWDM/0052/21**)



Fig 5. Proposed Plans (**ref: AWDM/0052/21**) – As Approved and Constructed

3.2 It will be noted that these approved works have now be constructed with the works having been completed.

- **Planning ref: AWDM/1231/24/:** First floor rear and side extensions. Refused 20th November 2024.

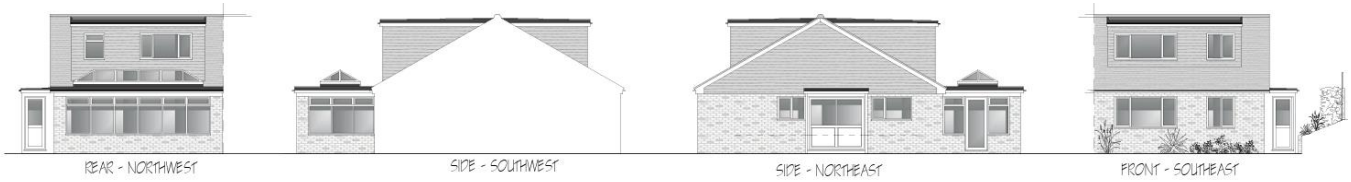

Fig 6. Existing Plans (**ref: AWDM/1231/24**)

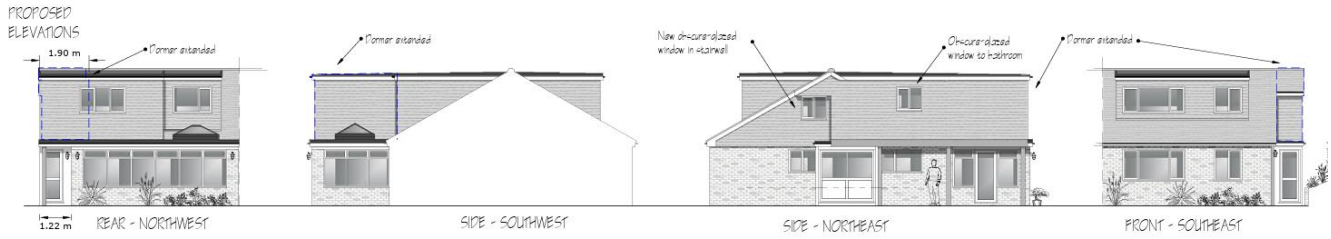

Fig 7. Proposed Plans (**ref: AWDM/1231/24**) – As Refused

3.3 This application was refused planning permission via decision notice dated 20th November 2024. They cited the following reason for refusal:-

"1. The siting, design and mass of the extension would overwhelm the original form of this bungalow and would not be in keeping with the dwelling and the street scene generally. It would not enhance the local environment. It is therefore contrary to policy 15 of the Adur Local Plan, Supplementary Planning Guidance in Development Management Standard No.2 'Extensions and Alterations to Dwellings and the National Planning Policy Framework (December 2023)".

4. PLANNING POLICY CONTEXT

a. National Planning Policy

(i) National Planning Policy Framework

4.1 The National Planning Policy Framework (NPPF) was originally published in 2012, with a number of updated versions since this time, the most recent of which was 12th December 2024.

4.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.3 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *"at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)".* These objectives are economic, social and environmental, which *"should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"* (paragraph 9).

4.4 Paragraph 11 is an important element of the NPPF. It states that: *"Plans and decisions should apply a presumption in favour of sustainable development… For **decision-taking** this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date[8], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance[7] provides a strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination[9].

4.5 Paragraph 12 confirms that *"the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".*

4.6 Section 4 of the Plan refers to Decision Making. At paragraph 39 of the Framework, it sets out that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should …work proactively with*

applicants to secure developments that will improve the economic, social and environmental conditions of the area. ***Decision-makers at every level should seek to approve applications for sustainable development where possible".***

4.7 The Framework also sets out that there are only limited circumstances where decision-makers should give weight to policies in emerging plans, and generally *"arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances …"* (paragraphs 49 and 51 refer).

4.8 Section 12 refers to achieving well-designed places. Paragraph 131 states *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development…".*

4.9 Paragraph 135 sets out that *"decisions should ensure that developments:*
(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users [51]; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".

4.10 Paragraph 139 confirms that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design [54], taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or
(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

b. Local Planning Policy

4.11 The Adur Local Plan was adopted on 14th December 2017. The LPA as part of their decision notice refer to **Policy 15** (**Quality of the Built Environment and Public Realm**) of the plan, and this policy is outlined in full below:-

"Quality of the Built Environment and Public Realm Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

• Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;

• Include a layout and design which take account of the potential users of the site;

• Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;

• Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

• Respect the existing natural features of the site, including land form, trees and biodiversity and contribute positively to biodiversity;

• Have safe access to the highway network, and not result in harm to highway safety;

• Have acceptable parking arrangements (in terms of amount and layout);

• Take into account the need for waste reduction and recycling, both during the construction phase and over the lifetime of the development;

• Incorporate public art in major developments where appropriate.*

…When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard…"

(ii) <u>Development Management Standard No. 2 Extensions and Alterations to Dwellings</u>

4.12 The guidance note sets out the planning principles that are used by the Council in assessing planning applications and how these are applied to different types of extension.

5. ASSESSMENT OF THE LPA'S REASON FOR REFUSAL

(i) Principle

5.1 Based on the LPA's decision notice, the main issues relating to the consideration of this Appeal proposal are whether the siting, design and mass of the extensions would overwhelm the original form of this bungalow, further unbalance this pair and be in keeping with the dwelling and the street scene generally.

5.2 The property that is the subject of this Appeal is located within the defined built-up area boundary where the principle of new development is generally accepted, subject to specific planning policies. The LPA reiterate this point within their Officers Report, noting that *"the proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle".*

5.3 The Appeal property is not Listed and it is not located within a Conservation Area. Nor is the locality recognised within any development plan or other document as being designated for its particular built or landscape character or quality.

5.4 The property that is the subject of this Appeal comprises a semi-detached bungalow, which has been extended into the roof with a raised side gable and front and rear dormers. It also has a ground floor rear extension.

(ii) Visual amenity

5.5 This planning appeal seeks permission to extend over the ground floor rear addition and off the existing rear dormer with a flat roofed extension. It is also proposed to wrap the extension around the side of the building and over the side porch but open at ground floor and supported on columns. A part pitched roof is proposed allowing for a new landing window to be added to the existing gable wall.

5.6 It will be noted that a number of amendments have been made since the previous refusal relating to the Appeal property; specifically the rear roof extension is set in from the flank wall; the depth of the rear first floor extension has been reduced, and the south side wall has been moved further southwards.



Fig 8. Proposed Street View

5.7 At the time of the planning appliction being considered, the LPA raised concerns that the *"proposed side addition over the porch and rear extension will still be visible from the road and will further unbalance this pair of modest bungalows, as originally built. It will overwhelm the proportions, scale and character of the original bungalow. The overall design and in particular the flat roofed rear extension is not in keeping with the appearance, scale, design and character of the existing dwelling nor the street scene generally. It will not enhance the appearance of the area".*

5.8 The appeal property is positioned on Hillrise Avenue. It will be noted that as viewed from the street scene, the dwelling will remain similar to that existing, with the exception of a modest sized infill extension to the northeast side (see Fig 8 above).

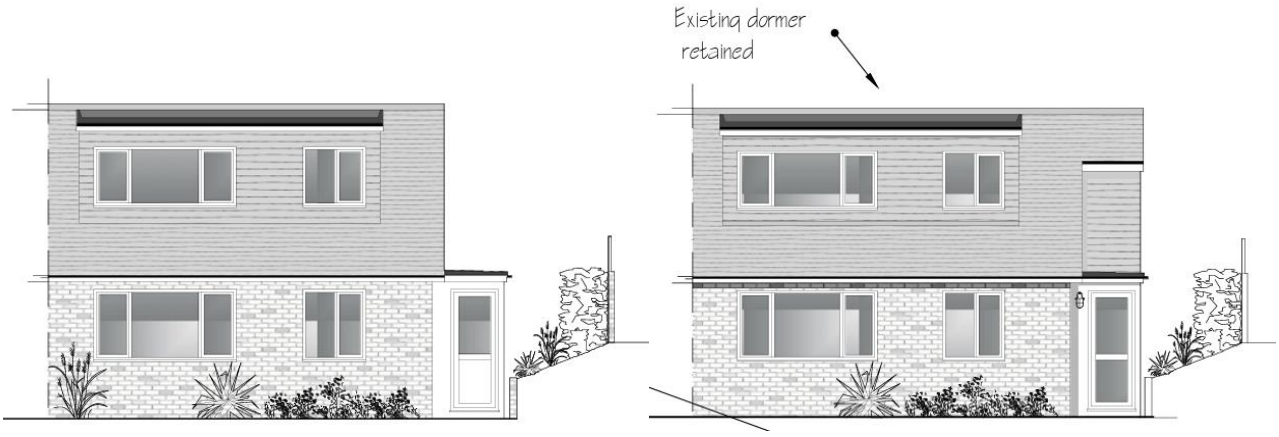

Fig 9. Existing and Proposed front elevation

5.9 It is our view that the propsoal would reprsent an acceptable form of development, which would not detract from the character and appearance of the building, nor represent an incongruous feature within the street scene.

5.10 It is our opinion that the proposed works to the rear and side of the property, by reason of their scale and position will be largely screened from public view and would have no impact on the character and appearance of building or the street scene.

5.11 Further, in our opinion the proposal would be fully compliant with **Policy 15** of the Local Plan and the Development Management Standard No. 2, which states that *"the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally".*

5.12 In addition, a number of properties within the surrounding area have been extended/ altered in a similar manner to that currently proposed. These approvals are outline in detail below:-

Crendon, Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: AWDM/0138/25/:** Rooms in roof consisting of raising roof, side dormer and front roof lights and extension, alterations and conversion of existing garage.

  Application Permitted 19th March 2025.

  At the time of this application being considered, the Council considered *"that the increase in ridge height will not have a significant impact on the appearance of the property or the street scene. There are examples in the street of chalet bungalows with higher ridge lines than their neighbouring bungalows. It would not be out of keeping for this property to have a higher ridge line than Highcroft, to the south. It is also the last property in the street and on higher ground. It is an end stop in the street and consequently a higher ridge line would not be incongruous. It will be visible but not out of character".*

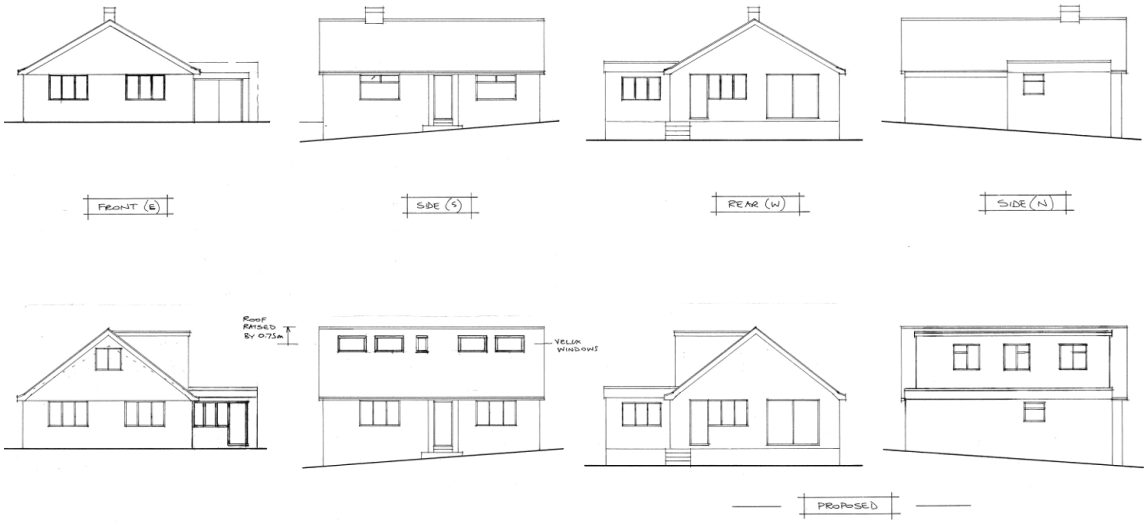

Fig 10. Existing and Approved Elevations (**ref: AWDM/0138/25**)

- **Planning ref: AWDM/0932/17/:** Loft extension with roof raised by 0.75m, dormer extension to north elevation, 4 high level rooflights on south elevation and gable window east elevation.

Application Permitted 2nd October 2017.

At the time of this application being considered, the Council noted that *"the application site is a hipped roof detached bungalow within a street of similar properties, many of which have been extended and altered over time… The change from the hip to full gable roof will be visible within the street scene. This will not be out of keeping with the existing locality with other gable roofs visible. The rear dormer and extension will not be visible however there are other examples of similar development surrounding the site".*

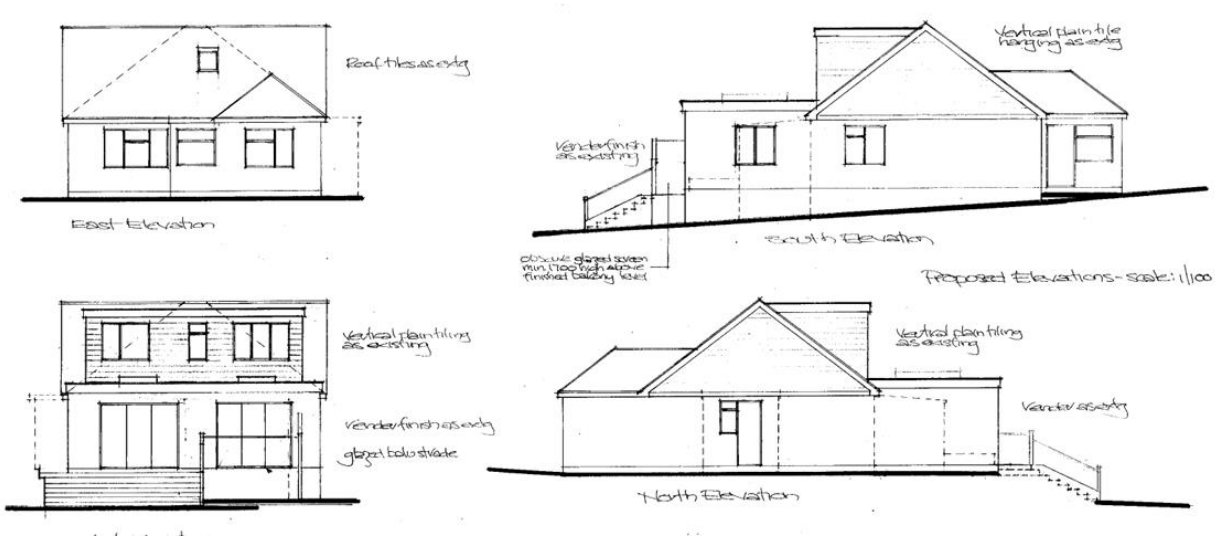

Fig 11. Approved extensions (**ref: AWDM/0932/17)**

77 Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: AWDM/1829/22/:** Hip to gable roof extension, rear dormer, single storey rear extension, balcony with steps to rear elevation.
  Application Permitted 21st February 2023.

73 Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: S/25/03/TP/20500/:** Rear infill extension (north side of existing).
  Application Permitted 6th June 2003.

72 Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: AWDM/0286/22/:** Single storey side and rear extensions.
  Application Permitted 23rd March 2022.
- **Planning ref: AWDM/1210/21/:** New porch, loft conversion including front and rear dormers, single storey side extension, single storey rear extension.
  Application Permitted 25th August 2021.

71 Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: AWDM/0979/16/:** Single storey rear extensions and porch to front (east) elevation.
  Application Permitted 22nd September 2016.

67 Hillrise Avenue, Sompting, BN15 0LT

- **Planning ref: ADC/0426/08/:** Front extension and rooms in enlarged new roof (with higher ridge, part-hipped side gables and front and rear dormers) and south side addition (incl. internal alterations to create 'granny annex'.
  Application Permitted 21st October 2008.
  At the time of this application being considered, the Council noted that "*the property as current is a modestly sized detached bungalow with a small hipped roof. The proposed enlargements will vastly alter it from this state. Within the street scene it is noted that there is a lack of consistency in the appearance of the surrounding bungalows . The similarly styled bungalows to the south have in-filled their front recesses with dumpy pitched extensions whilst two dwellings to the north a bungalow has been extended with full gable ends and front and rear flat roofed dormers. Within this street scene it is therefore considered that the principle of the front infill and roof enlargement is acceptable…*".

5.13 It is our view that the appeal property therefore reflects the mixed and varied character and appearance of neighbouring properties. It is clear that a planning

precedent for extensions/ alterations to the roof and rear of properties has been well established within the immediate surrounding area. The original form of the bungalow has been lost by virtue of a previous approval that has been constructed. In any case, the original bungalow character of Hillrise Avenue has been lost over the years following numerous changes to the majority of properties, and indeed this change to the character of properties (and therefore the streetscene) is evident throughout much of the North Lancing and Sompting area.

5.14 Attached to this Appeal Submission at Appendix A are photographs of other properties on Hillrise Avenue, Meadowview Road (to the south), and Steyning Close (to the east), which have been altered with additions to the roof. In this context, and even taking into account the original form of the pair of semi-detached bungalows (which No.81 forms the northern half of), the further addition to the Appeal property is modest and will be barely discernible from public vantage points. Even if it were noticed, the proposed alteration has been designed to be of an appropriate scale and visually in keeping utilising matching materials.

5.15 It is important to note that the LPA raised no concerns regarding the impact on Residential Amenity, noting that "*No. 79, the attached bungalow to the south has a ground floor rear extension but has not been extended into the roof.*
The first floor rear extension is set away from the shared boundary. It creates an additional first floor bedroom so will increase overlooking but, at more than 2.5 metres from the shared boundary, it is not considered that significant increased overlooking will occur.
No. 83, to the north, is a detached chalet bungalow on higher ground with a front dormer, gable windows and a flat roofed rear addition which lines through with the rear addition on site. It is set off the shared boundary by approximately 1 metre. There is a ground floor side window too, believed to be secondary onto the rear addition.

The application property has a side porch and soft landscaping in a raised embanked flower bed on the same shared boundary. It is not considered that the proposed extension, including to the side, would have any significant impact on light and outlook at No. 83". We agree that the development proposals would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

5.16 It is our opinion, that the extensions/ alterations proposed as part of this Appeal Scheme would represent an appropriate development, which would relate appropriately to the existing dwelling that has been previously extended. Further the proposal will appear in keeping with the context of neighbouring properties, many of which have also been extended with alterations to their roofs. The proposed addition to the first floor side is of a minor scale relative to the host dwelling, and would not be a prominent feature when viewed from the streetscene. Indeed, in our opinion, the proposals would be barely perceived from any public viewpoint.

5.17 The proposed extensions towards the side and rear of the property would be largely screened from public view, and would not appear as incongruous or discordant features in the streetscene. It is our opinion that the proposal would represent a high quality development which would sympathetically relate to the existing building and be in keeping with other properties within the surrounding locality. Therefore the Appeal proposals are in compliance with **policy 15** of the Adur Local Plan.

6 CONCLUSIONS

6.1 A site visit is recommended in this case, as this will assist the Inspector in fully assessing the site and its surroundings, including previous extensions to the property (and those that surround).

6.2 Based on the LPA's decision notice, the main issues relating to the consideration of this Appeal proposal are whether the siting, design and mass of the extensions would overwhelm the original form of this bungalow, and further unbalance this pair of semi-detached properties. In addition the LPA contest that the proposal would not be in keeping with the dwelling and the street scene generally.

6.3 The appeal proposal has been revised since the previous planning refusal, and therefore the Applicant has acted proactively in order to try and find a solution that is acceptable to the LPA, However the further application was also refused and following discussions with the LPA Planning Officer, the Appellant considers that they have little other choice but to lodge this Appeal.

6.4 It is our case on behalf of the Appellant that in visual terms, the proposed extensions and alterations will relate sympathetically to the host dwelling and will not appear incongruous or as an overdevelopment. We feel strongly that the proposals will preserve the character and appearance of this previously extended property, and there would be no public detriment arising from these modest alterations.

6.5 A clear planning precedent for roof extensions has been established within the surrounding area. The original bungalow character of the locality has been diluted, and we do not consider that this modest change to a previously extended property would be in any way harmful to the visual character of the current streetscene.

6.6 In addition, it is common ground that the proposal would have not have a harmful impact on adjacent properties. It is evident that there will be no significant, demonstrable loss of privacy, loss of daylight/sunlight, or loss of outlook arising from the proposed extension.

6.7 The Appeal scheme is therefore in full compliance with Government guidance, **Policy 15** of the Adur Local Plan, and guidance set out in the Council's Development Management Standard No. 2.

6.8 In summation, the Appeal Scheme meets all the necessary policy requirements, and will not detract from the character of the building or surrounding residential area. Nor would the proposals cause any demonstrable harm to the residential amenities of occupiers of neighbouring properties. In our opinion the overwhelming weight of evidence supports the Appeal proposal as it is shown to comply with all relevant Development Plan policies and guidance, and adheres to the NPPF. Therefore, we respectfully request that this Householder Appeal be allowed and that planning permission is granted for the proposed development.

April 2025