Expiry: 5/2

Development Management - Delegated Officer Report

Application Number: AWDM/1583/24 Recommendation – Refuse

Site: 81 Hillrise Avenue, Sompting

Proposal: First floor rear and side extensions.

Date of site visit: 13/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to 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.

Land slopes up 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.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Planning permission is sought 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.

This application follows a refusal for a similar proposal last November, see history below. The main changes are:

- 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

Relevant Planning History

AWDM/1231/24 - First floor rear and side extensions. Refused 20.11.24

AWDM/0052/21 - Loft conversion to include hip-to-gable roof extension to north-east side, front and rear dormer. Granted.

Expiry: 5/2

Consultations

Sompting Parish Council: No response. (Had no objection to AWDM/1231/24).

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''.
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading 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 dwelling and its surroundings.

Residential amenity

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.

Visual amenity

Policy 15 of the adopted local plan states that:

Expiry: 5/2

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;
• 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.

It goes on to say:

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.

Development Management Standard No.2 "Extensions and Alterations to Dwellings includes the following paragraphs relevant to the determination of this application:

'The appearance

2.5 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. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that the criteria discussed able are met:
• Extensions should generally respect the architectural period and style of the existing dwelling and the area.
• External construction materials should usually match in colour and texture the materials of the existing dwelling.
• On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.'

In respect of Dormers and Roof extensions it says:

'3.11 Where permission is required, they should not be so large that they over-dominate the dwelling, resulting in a top heavy "box-like" appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house.
A large amount of the original roof should still be clearly visible.

Expiry: 5/2

Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof.
Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat-roofed dormers, permission will not normally be granted.

3.14 Where permission is required, roof extensions should respect the scale, character and appearance of existing dwellings.

The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.'

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.

Recommendation

REFUSE for the following reason:

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 2023).

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: MOK **Date:** 28.2.25

Authorised by: Peter Barnett **Date:** 28 February 2025