Development Management - Delegated Officer Report

Application Number: AWDM/0286/22 Recommendation – APPROVE

Site: 72 Hillrise Avenue, Sompting, West Sussex

Proposal: Single storey side and rear extensions.

Date of site visit: 10th August 2021 when considering AWDM/1210/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow on the east side of Hillrise Avenue in north Sompting. The street is characterised by properties of similar appearance, many of which have been extended and altered over time with loft extensions, dormers and other piecemeal additions. Ground levels increase from south to north and the application site is at a higher level than the attached bungalow.

The property has a driveway and front garden and a side single storey extension adjoining a garden room and store to the rear. Consent was granted in August 2021 under AWDM/1210/21 to remove the side additions and add a small hipped roof porch to the front, a car port to the side and a rear and side single storey extension. A loft conversion with front and rear flat roof dormer windows was also approved.

The current application seeks consent for a reduced scheme, single storey side and rear extensions. The submitted drawings show the rear extension in the same form however it is smaller in footprint and set in from the boundary of the attached dwelling. The side extension is higher than that previously approved, wider and deeper. The height matches that of the rear extension. The previous consent showed a smaller scale side extension.

Sompting Parish Council: - No objection

Representations

1 letter of objection has been received from owner/occupier of no. 70 Hillrise Avenue.

- Neighbour has taken down dividing bush
- Porch blocks light
- Applicant wants to remove wall
- Noise impact of development

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The current scheme is a reduced development following the previous approval. Only the side and rear extensions are proposed and these are altered from the previous approval with the side extension higher and closer to the boundary and the rear extension being reduced in width and set away from the boundary of the attached bungalow.

The proposed extensions are considered to be acceptable in terms of character, appearance and scale. The side extension will be visible within the street scene. However its set back and limited scale will not have any adverse impact. Despite its enlargement this will remain the case. Materials will match existing and the additions are considered to be subservient and in keeping in scale with the existing bungalow.

Residential amenity

The attached property will be screened from the side extension by the existing bungalow, The single storey rear extension will be set in from the boundary of the attached property. The neighbouring extension is at a lower level however there will be no adverse impact due to the set in and taking into consideration the previous consent.

To the north the neighbouring bungalow is at a higher ground level. The side extension is contained within the low level adjacent to the boundary. They replace the existing side extension and there will be no changes to side windows which would result in any overlooking and the structure has no greater impact. No outlook, light or privacy will be affected. The increase in height, depth and distance to the boundary will have no adverse impact.

In the light of the previous approval there are no grounds for refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match

4. No additional windows on the north or south of the extensions.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd March 2022

Authorised by: Peter Barnett Date: 22 March 2022