Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1052/15

Site: **17 Hillrise Avenue, Sompting**

Proposal: **Formation of hipped roof over existing two storey side extension**

Date of site visit: 8 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises an end of terrace two storey house located on the west side of Hillrise Avenue, south of its junction with Meadowview Road.

This is a predominantly residential area comprising of a mix of dwelling types and designs. There is a steep drop in ground level to the south with No. 11-16 Abbots View being some 4 metres lower than the ground level of the application site. A single garage and dense vegetation are sited along this boundary with the application site.

The application proposes a new hipped roof over an existing two storey extension to replace the existing flat roof. The roof would follow the ridge and eaves height of the existing roof. Matching materials are proposed.

Relevant site history
S/117/74 – 2 storey extension approved on 6.1.1975

Consultations
None relevant

Representations
Sompting Parish Council – supports the application.

Planning Assessment

Visual amenity

The existing roof design of the side extension integrates poorly with the original house. Although the proposed hipped roof would result in a more prominent roof, it would blend more successfully with the host building and so although not a subservient addition, on balance it is considered acceptable in design terms subject to the use of matching materials.

Residential amenity

Houses in Abbots View are sited below a steep bank where the ground level changes significantly, with the application sited on ground at least 4 metres higher. Given the enclosed nature of this boundary with the bank and vegetation, the existence of the two storey extension already and hipped roof on the main building, the separation distance and site orientation, there would be no significant impact on the amenities of the occupiers of 11-16 Abbots View.

There would be no significant threat posed to the adjoining occupiers at No.19.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing Number 215/448/1A (Block Plan and Location Plan) deposited 20 July 2015
   Drawing Number 215/448/2A entitled 'Existing Elevations' deposited 20 July 2015
   Drawing Number 215/448/3A entitled 'Proposed Elevations' deposited 20 July 2015

Informative:

1. 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.

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

Case Officer: Rebekah Smith Date: 8 September 2015

Authorised by: Peter Barnett Date: 9 September 2015