# Development Management – Delegated Officer Report

**Application Number: AWDM/0942/25 Recommendation: APPROVE**

**Site: 60 Hillrise Avenue, Sompting, West Sussex**

**Proposal: Proposed front and rear dormers and infill rear extension**

**Date of Site Visit: 18th August 2025**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi-detached bungalow, within a street of similar properties, many of which have been altered and extended. Many flat roof dormers to the front and rear of properties are visible with the street scene and from the application site. The bungalow has a hipped roof and there are many examples of bungalows which have hip to gable extensions.

Permission is sought for a hip to gable extension to the side, two flat roof front dormers with roof lights and a flat roof rear dormer with Juliette balcony. There is an existing single storey, flat roof extension to the rear. This is to be increased in width to be in line with the side elevation of the bungalow.

The plans show the dormers, side gable and extension to be clad - the applicant's agent has confirmed this is with black, vertical boarding.

**Representations: -** None received.

**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 (December 2024)
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 front dormers, hip to gable and use of cladding will be features clearly visible within the street scene. The rear dormer will also be visible within some public views and from neighbouring properties. There are many other examples of flat roof dormers visible within the street scene and hip to gable extensions. These would not be out of keeping, the front dormers are limited in scale and much of the roof remains visible. The rear dormer is large however it will not be clearly visible and is similar to the adjacent dormer which leads onto a roof terrace with large privacy screen. The proposed rear dormer is considered to be acceptable within this context.

The use of black cladding will be an unusual feature within this street where there is a prominence of traditional materials, with dormers and gables tile hung. However in other streets within the wider context weatherboarding is used and does give a contemporary character to the buildings and streets. There are some weather boarded dormers at the top of the street facing north. On balance, the use of such materials would not be harmful and would therefore not warrant a refusal despite the striking finish.

**Residential amenity**

There will be no harm to residential amenity as a result of the proposed development. There is space to the side of the bungalow separating the hip to gable extension from the adjacent windows. The rear extension will also be closer to the neighbouring bungalow than existing however no closer than the bungalow currently is, this is an infill section so no harm will occur. The rear dormer will not overlook any dwellings to the rear and the front dormers face the street, there is no greater overlooking than currently exists.

Some windows and a door have been removed from the north elevation limiting any overlooking. A condition is attached to ensure that no additional openings are installed on this elevation.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials black weather boarding.
4. No additional windows on the north elevation of the extension or side gable.

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

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: 18th August 2025

Authorised by: Peter Barnett Date: 26 August 2025