Development Management - Delegated Officer Report

Application Number: AWDM/0052/21 Recommendation – Approve

Site: 81 Hillrise Avenue, Sompting

Proposal: Loft conversion to include hip-to-gable roof extension to north-east side, front and rear dormer

Date of site visit: Assessed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow on the west side of Hillrise Avenue. The land rises to the north and the neighbouring bungalow is in higher ground.

It is proposed to extend the roof at the north side to form a gable end with a dormer constructed at the rear.

Relevant Planning History

None

Consultations

Sompting Parish Council: No objection

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The roof extension is typical of the street scene and will not cause visual harm.

Residential amenity

The extension will not cause harm to neighbours. The property to the north is on higher ground and has its own hip to part gable extension. Overlooking from the dormer will not be significant in view of the distance to the nearest property at the rear (44m).

Recommendation

APPROVE

Subject to Conditions:-

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

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: Peter Barnett Date: 23 February 2021

Authorised by: Gary Peck Date: 23 February 2021