

Development Management – Delegated Officer Report

Application Number: AWDM/0361/26

Recommendation –APPROVE

Site: 54 Hillrise Avenue, Sompting

Proposal: Application to Vary Condition 1 (approved plans) and Condition 06 (Obscure glazing to gable window) of previously approved AWDM/0402/25: Amendment: To allow the use of clear glazing with opening light in side gable window.

Date of site visit: 16 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 54 Hillrise Avenue is a semi-detached bungalow located on the east side of the road and backs on to the Lancing and Sompting Cemetery. Permission was granted under AWDM/0402/25 for a hip to gable roof extension and front and rear dormers. Condition 6 of that permission requires the window within the new gable to be obscure-glazed and fixed non-opening. This application seeks to vary that condition to allow the window to be clear glazed with an opening light. The application is retrospective.

Relevant Planning History:

AWDM/0404/25 Householder application for permitted development for Prior Approval for single storey extension to rear of property measuring 4.5m from rear wall of the original house, maximum height 3m and height of eaves of the extension 3m.

Decision: Prior Approval is not required. 29.04.2025

AWDM/0402/25 Proposed enlarged dormer to the front elevation, with front sliding windows. Proposed rear dormer with Bifolding glazed doors and a Juliette balcony. Extend the remaining hip roof to be a full gable roof with obscure glazing within the top section of the gable. Alterations to windows on ground floor front elevation. New window on south elevation. Reposition the entrance door on the south elevation – approved

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policy 15

Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings

National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The window is triangular shaped and sits within the apex of the side gable. It faces over the side roofslope of No. 52, which sits on slightly lower ground. There are no openings within the neighbouring roofslope and there are what appear to be openings to non habitable rooms on the ground floor. Oblique views are possible towards the rear of No. 52 but these are of mainly their garage and rear extension, with the patio and garden largely obscured. Clearer views of the rear garden are possible from the rear dormer window at No. 54.

It is therefore considered that the retention of the clear glazing to the gable window will not result in harm to the amenities of the neighbouring occupiers. It can be openable for ventilation purposes as this is also not considered to cause any loss of amenity. Condition 6 can therefore be removed. Other conditions that are not proposed to be reimposed relate to materials since the development has been completed.

Recommendation

APPROVE

1. Approved plans
2. No roof terrace
3. No further windows

Informative:

1. Approved without amendment

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

Case Officer: Peter Barnett

Date 4 August 2026

Authorised by: Louise Prew

Date: 04/08/2026