Expiry: 31/1

Development Management - Delegated Officer Report

Application Number: AWDM/1539/24 Recommendation – Grant

Site: 23 Hillrise Avenue, Sompting

Proposal: Proposed loft conversion with hip to gable roof extension, front roof lights, side window and rear dormer with Juliet balcony.

Date of site visit: 5/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace house on the west side of Hillrise Avenue opposite the junction with Nelson Close.

The property has a hipped and tiled roof with a double height tiled front bay detail under a gabled roof. It is rendered and painted with grey windows and a grey tiled roof. It has a driveway on its north side.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to lift the gable and to add a large rear dormer with Juliet balcony. Front rooflights and a gable window are also proposed.

Relevant Planning History

AWDM/0440/17 – Single storey rear extension. Granted

S/24/80/TP -Garage to rear. Granted.

Consultations

Sompting Parish Council: No objection.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The raised gable and rear dormer will have no significant impact on any neighbour. The Juliet balcony will afford no greater overlooking. The side gable window is shown to be obscurely glazed. A condition is recommended to secure this below 1.7 metres.

Visual amenity

Hip to gable roof extensions and rear dormers are typically carried out under PD. The volume of the hip to gable and rear dormer are calculated at approximately 40 cubic metres.

Matching dark grey roof tiles are proposed for the rear dormer. The applicant has confirmed in an email dated 20/2/25 that they will also be used on the side gable, despite the form referring to boarding for the gable. A condition securing this is recommended.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Gable window obsc to level 3 at least and non opening below 1.7 metres

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.

Expiry: 31/1

Case Officer:	MOK	Date: 25/2/25
Authorised by:	Peter Barnett	Date: 25 February 2025