Development Management - Delegated Officer Report

Application Number: AWDM/1210/21 Recommendation – APPROVE

Site: 72 Hillrise Avenue, Sompting, Lancing

Proposal: New porch, loft conversion including front and rear dormers, single storey side extension, single storey rear extension.

Date of site visit: 10th August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the east side of Hillrise Avenue in north Sompting. The street is characterised by properties of similar appearance many of which have been extended and altered over time with loft extensions, dormers and other piecemeal additions. Ground levels increase from south to north and the application site is at a higher level than the attached bungalow.

The property has a driveway and front garden and a side single storey extension adjoining a garden room and store to the rear. Consent is sought to remove the side additions and add a small hipped roof porch to the front, a car port to the side and a rear and side single storey extension. Also proposed is a loft conversion with front and rear flat roof dormer windows.

Sompting Parish Council: - The Council has 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 (July 2021)
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

As stated above there is much variation in character within this part of Sompting. Bungalows have been altered and extended over time with many variations in roof form, and front and rear additions. The proposed extensions are considered to be acceptable in terms of character, appearance and scale. The front porch, car port side extension and dormers will be visible within the street scene and surrounding area. The front porch is modest in scale and links into the hipped roof; this feature is acceptable. There are front porches of various designs, many of which have flat roofs visible within the street scene.

The front and rear flat roof dormers are not overly large and represent those of similar design in the surrounding area. There are examples of much larger front and rear dormers within the street scene. The side car port and front door will have limited impact due to both the light weight structure and also the change in levels between the site and the adjacent bungalow to the north. The side extension is higher and will be visible; however its set back and limited scale will not have any adverse impact. Materials will match existing and the additions are considered to be subservient and in keeping in scale with the existing bungalow.

Residential amenity

The main properties to be affected by the proposed development are those either side and to the front and rear. Opposite there is overlooking as a result of the existing front windows and the front dormer will increase this however this is acceptable with properties facing across the public highway where no privacy currently exists. The front porch and car port will have no adverse impact due to its distance and limited scale.

The attached property will be screened from the carport and side extension by the existing bungalow, the front porch is set in from the boundary and will not result in any loss of light or overbearing impact. The rear dormer will overlook the rear garden of the neighbouring properties however this would be the case should a dormer be built under permitted development. There would be no justification for a refusal in the grounds of overlooking. The single storey extension will be adjacent to an existing extension at the attached property. This neighbouring extension is at a lower level however there will be no adverse impact, a high level side window is proposed which will be above the level of the neighbouring extension This will not result in any overlooking provided it is above 1.7 metres finished floor level and a condition will be attached to ensure this is the case if it is to be clearly glazed.

To the north the neighbouring bungalow is at a higher ground level. The carport and side extension are contained within the low level adjacent to the boundary. They replace the existing side extension and there will be no changes to side windows which would result in any overlooking and the structure has no greater impact. No outlook, light or privacy will be affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extensions.
5. Obscurely glazed and non opening unless above 1.7 metres finished floor level.

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: 23rd August 2021

Authorised by: Peter Barnett Date: 24 August 2021