Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/1152/25 **Recommendation –APPROVE**

Site: **56 Hillrise Avenue, Sompting, BN15 0LU**

Proposal: **Pitched roof front porch, hip to gable roof extension with rear dormer.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

No. 56 Hillrise Avenue is a semi-detached hipped roof bungalow located on the east side of the road and backs on to the Lancing and Sompting Cemetery. The bungalow is set higher than the adjoining bungalow no. 54 and in consequence its roof is stepped up from no. 54. The land is rising from the pavement. The front amenity land has been hardsurfaced for parking. The front entrance door is located to the front and to the side is a bay extension. The side is grasscrete which leads to the gate for the rear garden, and the rear garden is on higher ground than the bungalow, and there are outbuildings within the rear garden.

The locality comprises predominantly semi-detached bungalows, many of which have been extended on the ground floor and/or into the roof. A few have small front dormers. Also, many have outbuildings in the rear gardens.

The site is not within a Conservation Area and is not a Listed Building.

Proposal

The application proposes to provide:-

- Hip to gable roof extension;
- Flat roof rear dormer;
- 3no. additional rooflights to front roofslope;
- Pitched roof front porch;

Relevant Planning History: None

Expiry Date:

Consultations: None

Representations: Sompting Parish Council : Support

Relevant Planning Policies

Adur Local Plan Policies 1, 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 street is on a hill slope and the hipped roof semi-detached bungalows within the street have many similarities in common with their neighbours. Also, many have undertaken extensions within the street and locality, predominantly rear and or side extensions, and porch extensions. More recently many have or are having roof conversions with hip to gable extensions and or dormers, for example no. 54 Hillrise Avenue, the adjoining neighbour to the application site.

With regard to the roof, the proposal seeks to extend the roof with a hip to gable extension and a flat roof rear dormer. The dormer is some 3.85m deep and would have been viewed from the adjoining property no. 54 had they not been undergoing their own roof extension which will result in both a front and a rear large dormer extension. The dormer at no. 56 will be comparable with the adjoining dormer at no. 54, and thereby will not result in any material residential or amenity harm to its adjoining neighbour.

The neighbour to the north, no. 58 is on higher ground than no. 56, and has a rear dormer and a partial gable roof extension, this roof extension has a window within it, which faces directly onto the side of the application site, which will be where the new gable window at no. 56 will be provided. The new side window will serve an ensuite, thereby with the obscure glass proposed there will be no overlooking etc.

The proposed gable is separated from the neighbouring site, by the side strip of land, and it is not considered that the roof extensions will have any material impact on no. 58.

The 3no. rooflights will be in character with the street scene as many of the other dwellings have got more than 1no. rooflight on their front roofslopes.

Finally, the porch to the front of the dwelling will measure some 1.7m deep x 1.75m wide x 3.3m high, it will not look out of keeping with the design of the house and it will not be overly large for size of the dwelling. There are other front porches within the street, with the ones at no. 48 and No. 72 being of a similar appearance.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glazing

Informative(s):

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 05.11.2025

Authorised by: Peter Barnett Date: 5 November 2025