Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1025/15

Site: **7 Hillside Road, Sompting**

Proposal: **Rooms in roof including raising ridge level, side gable, and rear dormer, and single-storey rear extension to west elevation.**

Date of site visit: 1 September 2015

Neighbours checked: Y

Additional neighbour notifications: Y –neighbours notified of revised description to include raising ridge (shown on plans but not in original description).

Proposal, Site and Surroundings

The application site comprises a semi-detached bungalow located on the west side of Hillside Avenue. This is a predominantly residential area comprising of mainly similar bungalows in the immediate vicinity. The site slopes up from south to north with No. 7 being set at a lower ground level to the adjoining bungalow.

The application proposes a loft conversion to include raising the ridge level by 0.5m approximately, a hip to gable extension and a rear dormer measuring approximately 3.1 metres in width and 2.2 metres in height. A single storey extension is also proposed to the rear elevation which would measure 4 metres in depth and span across the width of the house. It would have a flat roof measuring 3.7 metres in height. Matching materials are proposed.

Relevant site history
None relevant

Consultations
Southern Water has requested that an informative be attached to any approval advising the applicant of the need to formally apply for a connection to the public sewerage system.

Representations
Sompting Parish Council – supports the application.

Planning Assessment

Visual amenity
The raising of the ridge would bring the roofline to that of the adjoining bungalow. In the vicinity of the site, there are some detached bungalows and so there is no step in level at these properties and there are other examples of semi-detached bungalows, notably at No.12 and 14, where, although the step

in ridgeline is still present, it is not readily visible due to the extent of roof additions which mask much of the original roofslope. Having regard to the character of the area, where there various other examples of roof extensions, the proposed hip to gable, raising of the ridge and rear dormer would not have a significant impact on the character of the area.

The rear dormer and rear extension would be relatively sympathetic in this context where there are various examples of roof and rear extensions and, located at the rear of the building, would not be readily visible in the streetscene.

Subject to the use of matching materials, design and impact on the character of the area are considered acceptable.

Residential amenity
There is an existing rear extension at No.5 to the south and at No.9 adjoining to the north and so having regard to the scale of the rear extension proposed there would be no significant impact on neighbour amenity as a result. The roof alterations and extensions pose no significant threat to neighbour amenity given their scale and proximity to neighbours.

A condition is recommended for no side windows without permission in the interests of protecting privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows
4. Permission relates to approved plans:
   Drawing Number 39/001A entitled 'Proposed Extensions' deposited 15 July 2015
   Site Location Plan deposited 15 July 2015

Informative:

1. 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.
2. A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
3. Should any sewer be found during construction works, and investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any

further works commence on site. The applicant is advised to discuss the matter further with Southern Water.

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

Case Officer: Rebekah Smith Date: 21 September 2015

Authorised by: Peter Barnett Date: 21 September 2015