# Development Management – Delegated Officer Report

**Application Number: AWDM/1574/17 Recommendation – APPROVE**

**Site: 48 Hillrise Avenue, Sompting**

**Proposal: Proposed rear dormer, hip to gable roof extension and front roof lights.**

**Date of site visit:** 27.11.17

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The site relates to a semi-detached bungalow located on the eastern side of Hillrise Avenue. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Hillrise Avenue is a residential road comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions. The application property has a small side, flat roof porch and a detached, single garage set back to the side.

Planning permission is sought for a hip to gable roof extension to the northern side of the bungalow, the formation of one dormer in the rear eastern roof slope and three roof lights in the front western roof slope.

The new hip to gable extension and dormer extension would be externally clad in vertical tile hanging to match the existing property.

The original submission included a single storey rear extension with side projection. It was considered that this development could not be supported due to its scale adjacent to the boundary with the attached bungalow to the south. The extension would be well in excess of 3.5 metres as could be supported in line with the Council's Development Management Standards. This part of the proposal has therefore been removed leaving consent for the roof works and consideration of these works only. A new application has been submitted for the rear extension only under a larger household application for Permitted Development. This is yet to be considered.

**Consultations**

Sompting Parish Council supports this application.

**Representations**

One representation has been received from the owner/occupier of no. 50 Hillrise Avenue: - We currently have concerns regarding light into our south facing kitchen window. The hip to gable and back dormer extending

eastwards we feel might considerably block out light to our kitchen. We don't wish to object as such but have concerns that we would like addressed.

**Relevant Planning Policies**

Adur District Local Plan 2017 Policy 15
Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Visual amenity**

The application property is situated on a lower land level than the property to the north due to the sloping topography level of the road. No. 50 to the north has been extended with a similar hip to gable extension and rear flat roof dormer, permitted under AWDM/1794/16. The attached bungalow to the south remains unaltered yet the bungalow beyond has a flat roof dormer similar to that proposed.

It is noted that a number of planning permissions for roof extensions to similarly designed bungalow properties within the surrounding roads have been granted by the Council recently due to precedent of dormer extensions and roof extensions being visible on bungalows within this residential area in Sompting.

Taking this into account, it is considered that the proposed extensions would be very similar in design and scale to many other dormer and roof extensions to bungalow properties within the same locality and this defines the current visual context of residential development within Hillrise Avenue and the surrounding residential roads.

The proposed dormer would be flat-roofed and would be large in nature. The appearance of large dormer extensions to the rear is a form of development common to the properties in the same area and overall, given that the dormer has been set in slightly from the side of the roof and that matching materials as proposed, it would not be out of keeping in terms of the public view.

In the context of surrounding residential development it is considered on balance that the proposed roof extensions would not appear unduly prominent within the street scene and would not result in sufficient harm to the visual amenities of the locality as to warrant refusal of permission.

**Residential amenity**

The neighbouring bungalow to the north is located at an elevated land in comparison to the application site and as such sits higher than the application bungalow. There is a south facing side kitchen window which faces onto the side of the roof of the application site. The hip to gable extension and rear dormer will be clearly visible from this window in close proximity. A loss of light and outlook is acknowledged here. Representations have been made by the occupier of this property. However consideration must be given to the fall

back here and what could be built in this case under permitted development. Consent is required in this case due to the distance between the eaves and the base of the dormer being less than 200mm. A marginally different development could be built under permitted development and the same impact and relationship would occur as a result. It is therefore considered that there would be no justification here for a refusal on residential amenity grounds.

There would be no adverse impact to the attached dwelling to the south. Increased overlooking would occur to the rear yet this is not unusual within this locality where roof extensions are an established part of the local character.

**Recommendation**

**Approve**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows without permission (north and south elevations)

**Informative**

Proactive Statement – with revisions

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

Case Officer: Hannah Barker Date: 19th December 2017

Authorised by: Peter Barnett Date: 20 December 2017