Development Management – Delegated Officer Report

Application Number: AWDM/1829/22 Recommendation: APPROVE

Site: 77 Hillrise Avenue, Sompting, West Sussex

Proposal: Hip to gable roof extension, rear dormer, single storey rear extension, balcony with steps to rear elevation.

Date of Site Visit: 10th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a hipped roof detached bungalow within a street of similar properties, many of which have been extended and altered over time. The ground levels drop to the rear of the property and there are steps to the rear garden and an existing rear extension. Ground levels also increase from south to north.

Consent is sought to convert the loft with hip to gable extensions on either side and a rear flat roof dormer. Also proposed is a single storey flat roof extension. The existing extension is to be removed and a 4 metre deep extension the full width of the bungalow is proposed. The rear steps to the garden will be partially retained giving access to the rear of the extension to the garden. This raised area is extended to the south side of the rear elevation. Amended plans have been received showing the rear dormer reduced in from either side and a privacy screen added to the south side of the raised patio.

Representations

None received

Sompting Parish Council: - The Council has no objection to this application.

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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The change from the hip to full gable roof will be visible within the street scene. This will not be out of keeping with the existing locality with other gable roofs visible. The rear dormer and extension will not be visible however there are other examples of similar development surrounding the site. The dormer as reduced and the extension at 4 metres in depth would not be overly large. The development as a whole is in keeping with the character and appearance of the existing bungalow and surrounding built environment. Materials to be used will match existing.

Residential amenity

The hip to gable extension will increase the bulk of the roof however it will not be harmful to adjacent dwellings. The rear dormer will overlook gardens either side of the site and to the rear, however this would have no greater impact than a dormer which could be built under permitted development which would also overlook. This would not warrant a refusal. There are properties to the rear of the site more than 22 metres away.

The extension at 4 metres in depth is set in from the boundaries on either side and there are flat roof extensions to the rear of both the adjacent dwelling. To the north there is a side window which faces the boundary of the site. This is a secondary window and an unusual relationship where overlooking currently exists. The extension will be adjacent to this window and no windows will overlook. On balance this relationship is acceptable.

To the south the neighbouring bungalow is at lower ground level and there is a flat roof extension. The proposed development will be alongside this extension. A window is proposed in the side elevation however due to the change in level this will face south over the roof of the neighbouring extension and will not result in loss of privacy to their immediate amenity space or any windows. The proposed raised patio is adjacent to the boundary and a screen 1.7 metres high is shown on the amended plans to limit any overlooking to the rear garden from this elevated position. Subject to safeguarding conditions the proposals can be supported.

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 extension.
5. Prior to use of the raised patio the privacy screen shown on the approved plans shall be installed and shall remain in place at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th February 2023

Authorised by: Peter Barnett Date: 21 February 2023