Expiry: 2/4

Development Management - Delegated Officer Report

Application Number: AWDM/0138/25 Recommendation – Grant

Site: Crendon, Hillrise Avenue, Sompting

Proposal: Rooms in roof consisting of raising roof, side dormer and front roof lights and extension, alterations and conversion of existing garage.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a modest, detached, gable fronted 1960's bungalow on the west side of Hillrise Avenue. The bungalow is the last in the street on the west side at the head of a dead end. Hillrise Avenue, as named, climbs up from the south such that the application site is on higher ground than its neighbours. Land also slopes down from the road to the west and the property itself is below street level with several steps at the rear from the house/patio into the garden. The rear garden itself is on considerably higher ground than its neighbours. Highcroft, to the south, is orientated with its front door facing south and its more private useable garden areas at the front and east enclosed by hedging. To the north of the site is a steep drop of more than 5 metres to more recently built houses in Highview. Bungalows opposite on Hillrise Avenue are on higher ground to the site.

The property has a garage on the north side which has been extended at the rear. Parking for 3 cars exists on the frontage. The 'front' door is in the south side wall.

The property is not in a conservation area, is not listed and there are no protected trees on the site. It is not known to be at any risk of flooding.

Proposal

Permission is sought to replace the roof with a new roof lifting the ridge height by 750mm. A wide dormer is proposed on the north side and 5 rooflights on the south side.

It is also proposed to convert the garage by widening it to the width of the extension behind, 500mm, and adding a new roof 500mm higher than the existing to correspond with the rear addition. This new addition is shown to be a home office with its own front entrance but also with an internal door into the dining room.

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This application follows permission for a very similar development at roof level in 2017, see history below. The main differences are the north side dormer is wider and a fifth rooflight is proposed in the south roofslope. The garage extension was not part of the earlier permission.

Relevant Planning History

AWDM/0932/17 - Loft extension with roof raised by 0.75m, dormer extension to north elevation, 4 high level rooflights on south elevation and gable window east elevation. Granted

AWDM/0116/17 Loft extension with raised roof by 1.6ms with dormers to south and north elevations. Refused 21.3.17

90/73 – New bedroom to north elevation. Granted 7.8.73

Consultations

Sompting Parsh Council: supports the application.

Representations

Neighbour in Highview queried whether the north side dormer windows are to be obscurely glazed. They are conditioned to be.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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

Hillrise Avenue and Hillbarn Avenue are characterised by bungalows with similar eaves heights, allowing for the difference in ground level, but varying ridge heights. Front and side dormers and raised gables are also visible in the street.

This proposal seeks to increase the ridge height of this bungalow by 750mm, by replacing the roof, and to add a large flat roofed dormer to the north side.

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Five high level roof lights are proposed on the south elevation and a front (east) gable window is proposed. This scheme was largely approved in 2017.

It is considered that the increase in ridge height will not have a significant impact on the appearance of the property or the streetscene. There are examples in the street of chalet bungalows with higher ridge lines than their neighbouring bungalows. It would not be out of keeping for this property to have a higher ridge line than Highcroft, to the south. It is also the last property in the street and on higher ground. It is an end stop in the street and consequently a higher ridge line would not be incongruous. It will be visible but not out of character.

The absence of dormer windows on the south side means the bungalow won't have a top heavy appearance when viewed from the street. The north side dormer will only be visible in Hillrise Avenue to properties immediately opposite, from the garden of No. 3 Hillbarn Avenue and from Highview to the north. Rooflights are an acceptable addition in the streetscene.

The replacement garage extension will have no impact on the streetscene. A door on the frontage is not unacceptable but the home office should only be used for ancillary purposes.

Residential amenity

Highcroft, to the south, is on lower ground. It has a kitchen window and bathroom window facing the site slightly below the side ground level of the site. The kitchen window is positioned close to the rear wall of the application site. Since the 2017 permission this boundary has been consolidated with a 1.8metre high fence.

It is not considered that the increase in ridge height and gradual increase in the pitch of the roof now proposed will cause significant harm to the light received to these windows or the outlook from them. A side extension to the west side of Highcroft is beyond the development. The rooflights proposed on the south side are shown to have a cill height 1.7 metres off finished floor level to avoid overlooking.

No. 3 Hillbarn Lane, to the rear is on considerably lower ground but sufficiently removed from the raised roof height to ensure the proposal will not be overbearing or cause a loss of light. No gable window in the west elevation is proposed.

To the north are newer houses in a cul de sac, Highview. Highview is at least 5 metres below the site's ground level and there is a bank of trees on the embankment between the two. The proposed dormer is set back from the shared boundary by the width of the side addition and a side passage. The nearest house in Highview with facing landing window is more than 14 metres away. The raised roof and north side dormer will not have an unneighbourly impact on residents of Highview. Three windows are proposed in this dormer, two are bathrooms and the third is a landing window. These windows are conditioned to be obscurely glazed to minimise any chance of overlooking.

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Bungalows opposite in Hillrise Avenue are unaffected.

Highways

The loss of the garage is not significant. It is too small to comfortably accommodate modern cars. There is off street parking for 3 cars on the forecourt.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. South side rooflights 1.7 metres off finished floor level
5. North side dormer windows obscurely glazed to min level 3
6. PD removed for further roof exts/roof windows
7. Garage ancillary only

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:	MOK	Date: 19/3/25
Authorised by:	Peter Barnett	Date: 19 March 2025