Development Management - Delegated Officer Report

Application Number: AWDM/0767/26 Recommendation – Approve

Site: 54 Hillrise Avenue, Sompting

Proposal: Excavation of part of rear garden and erection of outbuilding (pool room) with grass roof and access steps (part retrospective)

Date of site visit: 16 September 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 54 Hillrise Avenue is a semi-detached bungalow located on the east side of the road and backs on to the Lancing and Sompting Cemetery. A single storey rear extension measuring 4.5m from the rear wall of the original house has been constructed under permitted development rights (larger home extension).

During the course of implementing that development, the rear garden was excavated for a distance of 7.3m beyond the end of the new ground floor rear extension to a depth of 2.8m.

The application seeks permission to retain the excavated garden and to construct a pool room measuring 2.8m high, 3.8m deep and 8m wide. The pool requires further excavations to a pool floor depth of 1.5m below the current ground level at that point. The roof of the pool room will be grassed over and will line up with the remainder of the garden beyond. The building will be 3.5m from the rear of the extension. A new set of steps will be constructed towards the east side of the pool room to gain access to the rear garden beyond the pool room.

The application has been amended since its original submission to remove a proposed balcony over the rear extension.

Relevant Planning History

AWDM/0404/25 Householder application for permitted development for Prior Approval for single storey extension to rear of property measuring 4.5m from rear wall of the original house, maximum height 3m and height of eaves of the extension 3m.
Decision: Prior Approval is not required. 29.04.2025

AWDM/0402/25 Proposed enlarged dormer to the front elevation, with front sliding windows. Proposed rear dormer with Bifolding glazed doors and a Juliette balcony. Extend the remaining hip roof to be a full gable roof with obscure glazing within the top section of the gable. Alterations to windows on

ground floor front elevation. New window on south elevation. Reposition the entrance door on the south elevation – approved

AWDM/0361/25 Application to Vary Condition 1 (approved plans) and Condition 06 (Obscure glazing to gable window) of previously approved AWDM/0402/25: Amendment: To allow the use of clear glazing with opening light in side gable window – approved

Consultations

Environmental Health: No objection in principle to the proposal, but there is not mention of where the pump and other mechanical equipment associated with the pool are to be located. To minimise potential noise issues to neighbours I would ask for a condition.

Surface Water Drainage Consultant: No objection

Sompting Parish Council: Original Plans: Objects. Concerns regarding overlooking, unneighbourly, uplight from pool room roof , overdevelopment

Amended Plans: Object - Overdevelopment and unneighbourly

Representations

Original Plans: 6 objections received from 3 people:

- Light and noise pollution from proposed balcony
- Close to bedroom on neighbouring bungalow located within roof dormers
- Excavation of garden has destabilised boundary fence
- Fear that garden/fence will collapse
- Object to glass roof on pool room (*NB – the pool room was incorrectly advertised as having a glass roof when it is in fact grass*)
- Loss of privacy
- Overdevelopment
- Unsuitable for a semi-detached bungalow

Amended Plans: 2 objections received:

- Why approve more excavation of the garden?
- Subsidence concerns
- Applicant should rectify damage to my garden
- Overdevelopment
- More appropriate for a large detached property
- Could set a precedent

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (August 2026)

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

The excavated ground means that the pool room will be positioned below the height of the adjoining garden to the north and, with its grass roof, it will not be intrusive. Being at the rear it will not be widely visible.

The pool room will be relatively close to the end of the rear extension but will leave a sufficient gap for it to read as a separate building. A reasonable amount of garden will remain and it is not considered that the proposal represents overdevelopment or will be harmful to the character of the property or its surroundings.

Residential amenity

The lower ground level of the pool room building means that it will not be intrusive or overbearing to neighbouring occupiers. The walls of the building will be constructed of concrete blocks which will act as a retaining wall around the edge of the garden to protect neighbouring properties and prevent landslips. No further excavation is proposed, other than to form the pool itself within the already excavated area. The grass roof will help it to blend into the garden and ensures light spillage will only be from the front of the building facing back towards the host building.

The attached neighbour is concerned at the damage caused to her boundary fence and garden as a result of the excavation works that have already been carried out. Any damage that has been caused would be a party wall/civil matter. However, as noted above, the proposal would see a new retaining wall built to stabilise the garden which, in itself, is not considered to be harmful to residential amenity.

The applicant has advised that a pool pump is proposed to be located next to the neighbour’s garage to the south, underneath the proposed steps, and final details will be secured by condition to ensure that residential amenity is protected.

Flood Risk/Drainage

There are no drainage concerns with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The construction of the pool room shall not commence until details of the type and means of enclosure of the pump and any other mechanical and/or electrical equipment associated with the operation of the pool has been submitted to and approved in writing by the local planning authority. The equipment shall be installed in accordance with the approved details.
4. The pool room hereby approved shall not be brought into use until a grass roof has been installed in accordance with details to be submitted to an approved in writing by the local planning authority.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015. pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at https://www.uksuds.com/ to size the soakaway for the 1 in 100 (1%) plus CC event.
   If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.
   To obtain the relevant rainfall data the applicant can visit https://fehweb.ceh.ac.uk/ to download the point data for their site and input the csv file into the tools above

Case Officer: Peter Barnett Date: 16 November 2026

Authorised by: Louise Prew Date: 18/11/2026