Expiry Date - 15/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0138/10 **Recommendation – Permit Application**

Site: **28 Mill Hill Drive Shoreham-by-Sea West Sussex BN43 5TL**

Proposal: **Loft conversion with side dormers and rear gable end**

The Application

The application relates to a 1950's detached, hip-roofed bungalow located on the eastern side of the road, in a plot that steeply slopes down towards the east.

The proposals are for a loft conversion which would include dormer windows on the north and south side roof slopes, and an extension of the roof ridge to the rear to form a gable end. The proposals would provided space for two new bedrooms and a bathroom. The dormer windows have been reduced in scale since the original application was submitted, and would now be 4.3m in width, by 1.7m in height, by 2.4m in depth. The rear gable would project 4.5m towards the rear (east) from the existing hipped roof.

To the north and south are similar aged detached bungalows. To the north on higher ground is No.30, a ridged roof bungalow with south side gable, and attached flat-roofed garage on the south side, and rear dining room extension. To the rear there is a large decked area on two levels and sun patio in the SE corner of the garden. To the south is No.26 a similar styled bungalow to the application property, which has been extended to the rear with a flat-roofed kitchen extension. It has roof lights on the northern roof slope which are currently clearly visible from the south facing roof lights at the site.

Other dwellings in the vicinity have had roof extensions built. In particular No. 40 which had approved a similar scale development in 2000 (SU/204/00/TP) involving two side dormers which were larger in appearance that those now proposed. No's10 & 12 have had permission granted fro front facing dormers (SU/105/04/TP & SU/60/02/TP respectively), and No's 24, & 14 Mill Hill Drive & 1 Mill Hill Gardens have similar front/side dormers clearly visible from the road, built under 'permitted development'.

Consultations and Representations

Third Parties: There have been two letters of objection received, both from the occupiers of No.26 Mill Hill Drive located directly to the south. The concerns that are raised are that the will be overlooking and loss of privacy to one of their bedrooms. They feel that both windows on the south side dormer should be fitted with obscured glass.

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Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings. Dormer windows should not be so large as to over-dominate the dwelling, resulting in a top heavy box-like appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house.

Visual amenity
The original plans showed a larger pair of dormer windows which would have been 5.7m in width. They would have been located directly towards the front of the roof, adjacent to the start of the ridge. The dormers were also sited quite high up the existing shallow roof.

The amended plans show a considerable reduction in the width of dormers by 1.4m and a re-siting further to the rear by 0.6m. The dormers still retain an adequate amount of tile hanging around them to prevent them from feeling overly cramped. It is noted that due to the existing shallow roof the applicants agent was unable to re-site the dormer further done from the ridge, however given than many similar dormers are in evidence in the locality, and are sited equally high up, it is considered that the siting would not be so out of character to warrant refusal.

Residential amenity
The proposed amendment now show that the windows in the north side dormer which would serve the two bedrooms will be obscurely glazed, likewise the two windows in the south side dormer which would serve the rear bedroom and bathroom are now proposed to be obscurely glazed. The rear bedroom will also be served by an east side window which will have views

onto the rear garden and towards the heavy screen rear boundary with No.8 Westmoreland Walk.

The front bedroom will have no outlook due to the windows in the north and south being obscurely glazed, this is not the most ideal situation for a bedroom which requires not only daylight but outlook. The applicant has advised that the additional space would be for very occasional use and that it would mainly be a study rather than a bedroom. Given theses circumstances it is considered that on balance the lack of outlook would in this instance not be so bad as to warrant refusal.

Recommendation

Approved for reason that :-

1PPi
Subject to :-

1. C1Ci
2. C12E3 – amended
   ....of the dormers and roof extension hereby permitted shall, unless....etc
3. C18Ci – amended
   The windows in the north and south side dormers of the extension shall at ...etc
4. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan date stamped recievd 20 April 2010; Proposed elevations and sections 03 Rev A; and Proposed floor plans 02 Rev A date stamped received 13 May 2010.
   Reason: *For the avoidance*...etc

Case Officer: Carlos Hone Date: 20.05.10

Planning Services Manager: [redacted] Date: 21/5/10

Chairman of the Planning Committee: [redacted] Date: 21/05/10