Development Management - Delegated Officer Report

Application Number: AWDM/0397/15 Recommendation – Approve

Site: **3 Mill Hill, Shoreham-By-Sea, West Sussex BN43 5TG**

Proposal: **Alterations to existing chalet bungalow including raising ridge height to accommodate first floor extension**

Date of site visit: 15 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hip-roofed bungalow on the west side of Mill Hill on the edge of the built up area. It has a bedroom within the roofspace served by a small dormer on the southern roofslope. The property has an attached garage at the front and a single storey extension at the rear. It is proposed to extend the original bungalow to form a first floor. The existing garage and rear extension are not to be altered.

The extension will raise the ridge height of the building from 6.5m to 7.9m. A dormer window is proposed to run across the roofslope at the front, with a sloping roof. The new roof will be asymmetrical, with side gables and higher eaves leading to a full two storey appearance at the rear. At the front, the eaves will remain at their existing level.

The bungalow is positioned forward of its neighbours. To the south, on lower ground, is 1A Mill Hill, a part 2 storey dwelling with a catslide roof to the north side nearest to the site boundary. To the north of the site, on higher ground, is 3A Mill Hill, a 2 storey dwelling with a flat roofed ground floor extension on the south side adjacent to the site boundary.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 extension will change the character of the dwelling from a modest bungalow to a more substantial 2 storey dwelling. From the front, the sloping roof will help to maintain a chalet style appearance. The street contains a variety of dwelling types but large 2 storey dwellings are most common and it is not considered that the proposed extension will be out of character.

Residential amenity

The proposed extension is over the original bungalow rather than the later additions and, as a consequence, the impact on adjoining occupiers is reduced. While the application property will be taller and bulkier, it is positioned forward of its neighbours and there is reasonable separation to prevent any adverse impact on residential amenity.

To the north, 3a Mill Hill is on higher ground. It has a first floor side window which faces over the site. The extension will be forward of this window and it will not suffer any loss of light or outlook. To the south, 1a will be more than 10m from the proposed extension and has no windows which will be affected by the proposal, as it has a catslide roof facing the application site.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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

1. 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: Peter Barnett Date: 17 April 2015

Authorised by: Gary Peck Date: 17 April 2015