Development Control – Delegated Officer Report

Application Number: AWDM/1079/14 Recommendation – APPROVE

Site: 14 Mill Hill Close, Shoreham

Proposal: Extension of existing rear dormer to full width of roof

Date of site visit: 26.08.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northerly side of Mill Hill Close and comprises a detached bungalow property. The residential cul de sac comprises detached and semi-detached bungalows some of which have extended into the roof space with rear and front dormer extensions.

The proposal seeks planning permission to extend the existing large flat roofed dormer to the rear of the property so that it would extend the full width of the roof space. The proposed dormer extension would measure 3.7 metres in depth by 3.3 metres in length and 2.3 metres in height. The dormer would extend in line with the height of the existing dormer which projects above the ridge line of the original roof of the bungalow. The proposed dormer extension would incorporate tile hanging on the exterior walls and a felt black roof to match the materials of the existing rear dormer.

Consultations: None received.

Representations: None received**.**

Site History:

SU/51/01 – Planning permission granted in 2001 for enlargement of Rear Dormer (& Provision of Balustrade).

SU/147/97 – Planning permission granted in 1997 for conservatory at the rear.

SU/174/89 – Planning permission granted in 1989 for additional room in roof with rear dormer and single storey rear extension.

Relevant Planning Policies

Adopted 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 (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The roof space of the application property has previously been converted and a large flat roofed dormer extending over half the width of the existing bungalow is located on the rear roof slope. The flat roof of the existing dormer is visible from Mill Hill Close as it sits approximately 0.1 metres above the original roof ridge of the bungalow. The proposed dormer would extend in line with the height of the existing dormer and would therefore be visible above the ridge line of the main house and extend the width of the bungalow. When assessing the impact of the proposal on the visual amenities of the area, it is noted that there are other large flat roofed front and rear dormers which are more visible on other bungalows within the road. The proportions of the existing dormer already dominates the original roof space and the bungalow appears somewhat unbalanced from the street scene due to the projection above the original ridge line only part way across the width of the bungalow. The proposed dormer would continue to appear large and bulky in its appearance, however it is considered that the proposed dormer extension would make the bungalow appear more symmetrically balanced when viewed from Mill Hill Close to the south.

Residential amenity

The westerly neighbouring bungalow and the application property are separated by their two single garages. The neighbouring bungalow to the west of the application site has a large rear dormer similar to the dormer at the rear of the application property. The proposed dormer extension would not incorporate any windows to the westerly side elevation and therefore the proposed dormer extension would cause no direct overlooking to the westerly neighbour's rear garden.

The properties located to the north of the application site would be well distanced from the rear facing windows in the dormer. It is therefore considered that the northerly neighbouring properties in Chanctonbury Drive would not suffer any loss of privacy as a result of the extension to the existing rear dormer.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Drawing No. 3503.EXG.02, Received on 11th August 2014.
   Title: Existing Floor Plans, Drawing No. 3503.EXG.01 Rev A, Received on 11th August 2014.
   Title: Existing Elevations & Section Plan, Drawing No. 3503.EXG.02 Rev A, Received on 11th August 2014.
   Title: Proposed Elevation & Section Plans, Drawing No. 3503.PL.01 Rev A, Received on 11th August 2014.
   Title: Proposed Block Plan, Existing & Proposed Roof Plan & Elevations, Drawing No. 3503.PL.02 Rev A, Received on 11th August 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the dormer extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing rear dormer extension.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

4. No windows – Westerly Elevation

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 29thSeptember 2014

Authorised by: Jo Morin Date: 29.09.2014