Development Management - Delegated Officer Report

Application Number: AWDM/0694/20 Recommendation – APPROVE

Site: 5 Mill Hill Drive, Shoreham-By-Sea

Proposal: Conversion of roof space with front and rear dormers, raising of the roof ridge, front facing rooflights and single storey rear extension

Date of site visit: Assessed using Google Maps and previous photos AWDM/0352/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Mill Hill Drive. Ground level increases here from south to north. There is a parking area and lawn to the front of the bungalow. Consent was granted in 2017 under AWDM/0352/17 for a front dormer. These plans also showed a rear dormer which was to be constructed under permitted development.

The current application seeks consent to raise the ridge of the existing bungalow and also add a flat roof front and rear dormer window and a single storey rear extension. The front dormer is similar to that approved previously, but the ridge is to be increased by 0.5 metres. Due to the raising of the ridge proposed the rear dormer can no longer be built under permitted development and requires planning consent. The rear extension is shown as 3.8 metres in depth it is to abut a rear flat roof projection currently on the west side, it will not extend beyond this. A half hipped roof is proposed with roof light.

Representations

1 letter of objection received from occupier/owner of 20 Mill Hill.

- The proposal has an adverse affect on the appearance of the property.
- DMS2 shows the works are not in accordance with the illustrations.
- The proposal extends the height of the roof ridge to accommodate the dormers the dormer to the north elevation still covers most of the entire roof.
- A smaller dormer would meet the criteria suggested by DMS2 and reduce the impact of the proposal on the visual amenity of the area.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises 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 increase to the ridge and front dormer will be visible within the street scene. The front dormer is similar to that previously approved, mentioned above and was considered to be subservient to the main dwelling and in the light of surrounding dormers which are of varying design and scale it is acceptable in this case and in keeping in character. The increase in ridge height by 0.5 metres within the context of the surrounding locality is also acceptable. The bungalows adjacent and surrounding the site are not all uniform and do not all have matching ridges. The increase will also allow the dormers to sit more comfortably within the roof slope without being top heavy. The existing street variation allows for such a change with no significant harm.

The rear dormer requires consent due to the ridge height. A similar style dormer would often be built under permitted development (as proposed in 2017) and surrounding the site there are many examples of large rear flat roof dormers. A similar, larger rear dormer was permitted at 7 Mill Hill Close under AWDM/1682/18. Despite the objection received and consideration of the Development Management Standards there is a precedent here for similar dormers and the character here is established. There would not be justification for a refusal of the rear dormer in this case.

The rear extension is in keeping in scale with the main dwelling, it will not be visible within the street scene and will be built in materials to match existing.

Residential amenity

The main properties to be affected in this case are those either side of the site and to the rear. Nos 3 and 7 Mill Hill Drive and properties in Mill Hill to the rear. The ridge increase and front and rear dormers will be visible from neighbouring properties, however due to the limited ridge height and distance to properties there will not be any increased or significant overlooking that would warrant a refusal here.

The rear extension is screened on the west side by the existing rear projection, to the east there is spacing between the proposed extension and the neighbouring dwelling and the extension is also set in from the side of the external side wall at the application site. It is therefore not considered that there will be any loss of light or overbearing impact in this case. A condition is attached to safeguard against any openings being inserted in the eastern elevation to protect amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension.

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

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: Hannah Barker Date: 6th June 2020

Authorised by: Peter Barnett Date: 8 June 2020