Development Management - Delegated Officer Report

Application Number: AWDM/0219/20 Recommendation – APPROVE

Site: 36 Mill Hill, Shoreham-By-Sea, West Sussex

Proposal: Two storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, roof extensions comprising hip to gable to north and south elevations and raised ridge. Extension to rear of garage including raised garage roof and addition of mono pitched roof to front. (Amendments to AWDM/1588/19)

Date of site visit: 2nd December 2019 for previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling with flat roof garage attached to the north side and flat roof addition to the south. There is also a flat roof single storey rear extension. The dwelling is dominated by a first floor front gable. There is a large area of lawn to the front and an in/out driveway. The property frontage is in line with the adjacent buildings which are detached two storey dwellings. There are mainly detached dwellings within this street with some semi detached buildings. The properties vary in style and appearance and there is an eclectic mix of properties many of which have been altered and extended. Consent has been granted for a new dwelling adjacent to no. 38 to the north of the site, AWDM/1609/18 in December 2018.

Previously consent was granted in December 2019 for a two storey front extension part two/part single storey rear extension, lower ground floor rear extension and front porch under AWDM/1588/19.

The current scheme is a revision of this showing significant changes to the works proposed. As with the previous consent it also includes the ground floor to the front elevation being brought forward flush with the existing gable removing the existing bay. As before a first floor addition is to be created adjacent to the gable over the existing flat roof extension with a slight side projection beyond the existing side elevation to form a new front elevation with rendered frontage, grey PVC and aluminium joinery and slate roof. This application however shows an additional larger, higher hipped gable addition to the main roof higher than the existing roof height. There are also full gables proposed to either side of the new roof. A matching half hipped roof is to the rear over the proposed rear first floor extension, the ground floor addition as previously approved was 4 metres in depth this has been increased to 4.5 metres. As previously it wraps around the back of the garage to create a utility room. The rear basement extensions have been omitted from this application as it was discovered that an existing public sewer crosses the site in its vicinity. A

dummy pitch roof is proposed to the existing side garage as previously approved and a porch canopy is proposed to the property frontage.

The works will result in two bedrooms and a bathroom in the new roof space. There are additional bathrooms and a dressing room at first floor and the extension of existing bedrooms. A front room at ground floor and open plan living space to the rear are proposed also.

Representations

None received

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

As was the case with the previous consent the appearance of the dwelling when viewed within the street scene will alter both in terms of increased scale and also a change in design, character and use of materials. The scale of the works as previously submitted was considered acceptable. In this case in addition the ridge is increasing in height from 7.2 metres to 9.2 metres to allow for the increased height for the rooms in the roof and to create full gables. In terms of appearance and design this is considered acceptable and the gables reflect the existing smaller gable to the front of the property and give a uniform appearance to the building. In terms of the increased bulk of the roof and height increase this is also considered to be acceptable. The scale of the dwelling as existing in relation to the adjacent properties is relatively small and due to the increase in ground level the ridge heights increase to the north. These properties also have larger, higher roofs than the existing property. With the 2 metres increase in height and increased bulk it is considered that there will be no adverse impact here in terms of visual amenity and character of the street scene.

The ground floor extension is to increase in depth by 0.5 metres, this will not have any adverse impact and the works are considered to be in keeping in scale as was previously the case. Spacing will remain between the buildings the scale of the building and footprint of the building can increase without any detriment to the street

scene. Within the context of the existing street scene and adjacent existing development the works are not considered to be overdevelopment.

The use of render with slate tiles and grey windows and doors will be acceptable in this case (previously render and grey vertical tile hanging was proposed.) The changes will add to the variation within the street scene and enhance the appearance of the existing building. The building will appear upgraded and contemporary.

Residential amenity

The main properties to be affected are those either side of the site, no. 34 to the south and no. 38 to the north. As stated above no. 38 has consent for a new dwelling beyond the existing building at no. 38. Therefore no. 38 adjacent to the application site remains unchanged. There is a lounge window at ground floor at no. 38 facing the application site toward the front of the site. There will be no significant impact upon this window as the main works are to the rear, the roof and on the southern side of the building. The only concern here is the additional first floor window which has been conditioned below to be obscurely glazed to avoid any loss of privacy here. There is also a roof light on the north roof slope which is to be obscurely glazed and will be conditioned also. A condition is also attached to ensure that no additional windows are inserted in this elevation. The increased bulk of the roof will be adjacent to the southern roof slope of the neighbouring building where there are roof lights along the slope. It is not considered that the raising of the ridge will impact upon these windows to such a degree to warrant a refusal. There will be increased height here however there is spacing between the buildings.

The rear extensions are set in from the boundary and there is spacing between the mutual boundary and no. 38 therefore there is not considered to be any loss of light or overbearing impact in this case. The relationship is acceptable in this case and therefore there will be no significant detrimental impact subject to the safeguarding conditions set out below. The increase in 0.5 metres at ground floor level is not considered to give rise to any concern here.

To the south there is spacing between the mutual boundary and the site of the rear extensions. As the first floor extensions are limited to 2 metres and the single storey extensions 4.5 metres this relationship is considered to be acceptable. The side elevation of no. 34 is blank and therefore there are no windows to be affected in this case. The increased roof height and bulk will also be alongside the blank elevation at the adjacent dwelling. It will be higher due to both the increased scale of development and the ground level yet it is not considered to result in any loss of light, or overbearing impact. The rooflights proposed are to be obscurely glazed as are the first floor side windows, the ground floor windows are unchanged.

The dwellings to the rear are in excess of 30 metres from the dwelling house at no. 36 therefore there will be no adverse impact to any occupants to the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows on the north or south elevation of the extension or roof slopes.
4. The first floor windows in the north and south side elevation of the building shall at all times be glazed with obscured glass. To include the rooflights on the north and south roof slopes.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 24th April 2020

Authorised by: Peter Barnett Date: 27 April 2020