Development Management - Delegated Officer Report

Application Number: AWDM/0904/21 Recommendation – APPROVE

Site: 20 Mill Hill Drive, Shoreham-By-Sea, West Sussex

Proposal: Loft Conversion including rear hip to gable extension and side dormers.

Date of site visit: 15th June 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow in a street of bungalows both semi detached and detached of varying styles. The property has a deep front garden and driveway and is positioned in a row of similar style buildings at a slightly lower level than the highway. Ground level continues to drop to the rear of the bungalow and as existing there is a single storey flat roof extension with raised decked area and steps down to the garden. There is a flat roof garage to the side of the property attached to the garage at the neighbouring bungalow.

Consent was originally sought to extend the property with a hip to gable extension both to the front and rear with flat roof dormers on either side the full length of the extended roof slopes.

It was advised by officers that this could not be supported due to the large bulk and scale of the development, the very large side dormers combined with the hip to gable at the front would give rise to a detrimental form of development impacting upon the character and appearance of the existing bungalow and street scene. It would also result in a precedent being set for further harmful extensions.

As amended the plans show the hip to the front of the bungalow retained with the hip to gable at the rear only. This in turn has resulted in much smaller flat roof dormers on either side. The plans also show high level and/or obscurely glazed windows to the side dormers to allow the amenities of the occupiers of the properties either side to be protected.

Representations

1 email representation received from the owner/occupiers of no. 15 Mill Hill Drive – expressing concern over the levels of building work being carried out in the locality and issues that have arises due to recent development and concerns that this will add to such problems.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed changes to the bungalow as amended will be clearly visible within the street scene and the appearance of the building will be altered. However as the front hip of the bungalow is to be retained this will limit the bulk and scale of the proposed development and retain the hipped roof which is matching the adjacent properties either side. Properties either side both have flat roof dormers however the hipped roof is retained protecting the prevailing character. This is turn has resulted in the dormers being reduced in scale. Although these will be visible and will change the appearance of the bungalow, this is acceptable. Within the context of the adjacent surrounding development there are many examples of alterations to roof form and variation. The adjacent bungalow has a rear hip to gable and side dormers.

Materials to be used will match existing.

Residential amenity

The bungalow to the north has an existing hip to gable extension to the rear and a side dormer facing the side roof slope of the application site. This is clearly glazed, there are also ground floor side windows. The ground floor windows are currently limited in outlook and light due to the existing bungalow and the proposed dormer may add to this however this is not significant due to the existing situation. The dormer will face onto the existing neighbouring dormer. The proposed dormer shows high level windows and obscurely glazed glass up to 1.7 metres above finished floor level. This is to avoid any overlooking between the windows. This relationship is therefore considered acceptable the increase bulk due to the hip to gable extension will match that adjacent. No significant loss of light or overbearing impact will occur as a result of the development to the property to the north.

To the south is a semi detached bungalow with a dormer to the front. The proposed dormer at the application site will face onto a blank roof slope however future development should not be precluded here for the adjacent dwelling. Therefore obscurely glazed and high opening windows are proposed here again as with the north side. Although bedrooms 2 and 3 would have limited out look as a result it is considered on balance that this can be supported. The permitted development 'fall

back' would be a similar situation with obscurely glazed side windows. The master bedroom will have full rear aspect. It should also be noted that the suggestion of windows on the front dormer cheeks was made by officers however the applicant didn't wish to insert these so there was the option of outlook to the front.

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 north or south elevation of the roof slope.
5. The windows in the dormers on the north and south side of the building shall be obscurely glazed and non openable except for 1.7 metres above finished floor level as shown on the plans hereby approved. These shall not be altered in any way unless approved in writing by the Local Planning Authority.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd September 2021

Authorised by: Peter Barnett Date: 22 September 2021