Development Control – Delegated Officer Report

Application Number: AWDM/0165/17 **Recommendation – REFUSE**

Site: **56 Mill Lane, Shoreham-by-Sea, BN43 5NA**

Proposal: **Part single and part two storey side extension to south elevation and rooms in roof with dormer to north side elevation and replacement of existing window with Juliet balcony to gable on east elevation and alterations to existing two storey rear extension.**

Date of site visit: 16.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached 2 ½ storey dwelling, sited on raised land on the east side of Mill Lane, and set at an angle from its neighbours on its plot. It is pebble dashed and has a two storey semi-circular window bay to the front elevation. It has an existing vehicular access and curved drive. There is a Cedar tree close to the front boundary wall. South elevation has a two storey square bay window

No. 58 has a dormer in its side elevation facing the application site (56).
No. 54 has a first floor window facing the south elevation of the application site and a flat roof side garage between the house and no. 56.

The street is characterised by predominantly detached two storey dwellings.

Proposal

Permission is sought for various items:-

South elevation (facing no. 54); ground floor single storey extension directly behind and abutting the existing garage together with a mono pitch roof over. The mono pitch roof will have 3no. rooflights serving the new room created by the single storey extension (anti-room and cloakroom).

The mono pitch roof of the ground floor extension will abut the new two storey side extension (south) the first floor creating an en-suite off the front bedroom; and an en-suite off the master bedroom at the back. This two storey side extension will have a hipped roof with a rooflight within it serving the en-suite being created within the roof space.

The new works to the south elevation will result in the loss of the two storey bay, and thereby the windows that were in it. None are being proposed in the first or ground floor extension.

East elevation (facing the rear): will see fenestration changes and a hip to gable extension incorporating a Juliette balcony within it facing onto no. 54. The fenestration changes will also include large first floor windows, and 2no. ground floor glazed doors, 1no. double doors and 1no. quad doors.

North elevation (facing no. 58): A proposed new roof dormer to accommodate the head height space for the new staircase into the loft and the new bedroom created within it. The proposed dormer in the north elevation will be a floor higher than no. 58's.

West elevation: (facing the front and the street): part of the mono-pitch roof being constructed on the existing garage will be to the front

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing dwelling is quite prominent within the street, particularly being on raised land, and the proposals effect the sides of the dwelling with the north dormer facing towards the adjoining property no 58 Mill Lane. Its dimensions are quite large, measuring some 2.3metres out from the existing pitch of the roof, making it more or less the same plain as the existing side elevational wall. This dormer will serve as height for the new staircase which would access the new attic room, shown as a bedroom.

The development on the south elevation would provide a single storey extension with mono pitch roof onto the boundary with no. 54.

The first floor extension on the south elevation would be indented approx. 1metre from the boundary with no. 54.

The new hipped roof section serving the first floor extension will protrude approx. 2.1metres out from the plain of the existing roof.

Other than the 3no. rooflights serving the new ground floor extension, no fenestration is indicated within the extensions on the south elevation.

Finally, the existing 2nd floor window within the east elevation will be changed to a larger window with a Juliet balcony. This window will face to the rear.

Residential Amenity

The topography of the site is slightly elevated, and the house is positioned at an angle from the neighbouring property, thereby any alterations or extensions to the front or the side would be seen from outside of the site and would be quite conspicuous.

The existing side elevation to the south has a two storey box bay, which is prominent within the street scene and it is this side of the dwelling which is proposed to enlarge. It is considered that the enlargement would be out of keeping with the character of the street and be particularly prominent in the locality, to the detriment of the existing residential amenities and character of the area. The extension will increase the roof and the side elevation, which would be overly dominant on the existing building.

The dormer on the north side will also be a prominent introduction, and although it will not result in overlooking onto the neighbouring property, it is still a form of development that would be incongruous to the building and to the street.

Recommendation

REFUSE

1. By reason of its height and bulk, the extension to the south elevation comprising a roof and first floor extension, would be out of keeping with the street scene and prominent in the general locality, to the detriment of the existing neighbouring residential amenities and character of the area.
2. The dormer extension on the north roofslope will be overly large and a prominent introduction that would be incongruous to the existing building and out of keeping with the street scene.

Case Officer: Eve Hearsey Date: 04.04.2017

Authorised by: Jo Morin Date: 06.04.2017