Development Control – Delegated Officer Report

Application Number: AWDM/1098/23 **Recommendation APPROVE**

Site: **11 Mill Hill Gardens, Shoreham-by-Sea, BN43 5TN**

Proposal: **Single storey rear extension with raised decking, hip to gable roof extension with rear dormer and front rooflights, replacement garage.**

Date of site visit: 05.10.2023 - Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow situated at the closed end of the cul-de-sac that is Mill Hill Gardens. The property has a vehicular access and hardstanding at the front for parking, a shared access drive continues past the dwelling to a detached garage located to the rear side of the dwelling. The rear of the dwelling has an extension, plus patio and steps down to the garden.

The topography of the area is sloping as it is on a hill, and the rear garden of the application site, slopes down from the house.

Mill Hill Gardens comprises predominantly detached and semi-detached bungalows, most of whom have some form of extensions either single storey rear extension and/or roof extensions. The adjoining property at no. 12 has a single storey rear extension, is 3.5m deep and steps down to the garden.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to amend the previous approvals AWDM/1105/20 & AWDM/1106/20, by some enlargement; alterations; and additions.

Relevant Planning History:

AWDM/1105/20 Single storey rear extension, raised terrace and steps to replace existing conservatory, patio and steps. **Approved 03.09.2020**

AWDM/1106/20 LDC Application for Certificate of Lawfulness for proposed roof conversion including hip to gable roof extension with first floor window, rear dormer and front rooflight **Approved 03.09.2020**

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to extend the residential property.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Residential & Visual Amenity:

The applicant has gained planning permission and a Lawful Development Certificate in 2020 for a rear extension and roof extensions, both of which were extant at the date of validation of this current application.

The proposed extension will replace an existing conservatory which measures some 3m in depth x 3.5m wide x 3.5m high and currently the existing conservatory has its west elevation totally blocked by the neighbouring brick rear extension which is constructed very close to the existing glazed elevation of the conservatory, and is approx. 500mm deeper than the conservatory.

The works proposed within this application seek to amalgamate the forms of development previously approved, and provide a form of development more cohesive to the dwelling. The works also include the removal of the existing detached garage, and it's rebuilding in brick, and will have a flat roof, together with its re-siting up to the boundary with no. 10, thereby allowing a side gate to be put in position between the house and the garage. No. 10 has a double garage and a glasshouse onto/close to the boundary with no. 11, which will contribute to the screening of the repositioned garage from no.10.

The proposed rear extension will come out to the same position at the rear as the approved application 1105/20, but it will be wider than the former approval by approx. 1.9m. There will be a window facing no. 10 within the side elevation of the rear extension, but it will be screened by the garages at the boundary.

The rear of the proposed extension will have a wide set of glazed doors, these doors will access a new raised patio and steps which lead down to the garden. The amended plans show that the patio will be approx. 1.75m x 5.9m wide (excluding the steps). A screen on the elevation facing no. 12 has now

been shown on the plans which is shown to be 1.8m high. This screen is indicated to be a rose growing trellis. Also the plans show an existing bush which is on the side boundary will remain. This landscaping is indicated to act as a screen to the neighbouring property.

The agent has drawn a 45º line from the mid-point of the rear window of no. 12, which shows the bisecting line outside of the built up addition and the revised patio. Thereby there will be no overshadowing from the new extension. To prevent future overlooking, a condition on any approval limiting windows within the side wall facing no.12, would be appropriate.

No. 12 has its own raised patio area onto the boundary with the application site, but the proposed new extension will provide an effective screen to that patio area for no. 11

The height of the rear extension will be higher than the previous approval, in order to create a parapet wall, the south east wall will be some 4.38m in height and the north-west wall will be some 4.67m in height. The important wall being the north-west wall as this one is to the mutual boundary with no. 12. The increase in height will be some 670mm, however, by reason of the land topography and the fact that no. 12 have a rear extension that protrudes out by approx. 3.5m, the additional height will have minimal impact onto no. 12. Further, the parapet wall will enable the guttering to be enclosed within the wall, and thereby removing any problems that often occur with water egress from guttering onto the neighbours land. The additional height is considered not to result in unacceptable residential harm onto no.12

Turning now to the dormer extension, externally, the proposed dormer is approx. the same size as the approved Lawful Development Certificate, but the fenestration has been amended on the front elevation. It is now proposed to have a series of 6no. rooflights within the front elevation, which will serve the bedroom, the stairwell, and the bathroom. The submitted section shows that the cill height of the rooflights will be over 1.7m from the finished floor level of the room being served. The rooflights will thereby not result in any material overlooking to nearby neighbouring properties.

The window in the new gable end wall is not indicated to be obscure glazed, and this would be standard practise to obscure the window, as largely there is a greater potential for overlooking to occur from the new side window onto neighbouring properties. The distance between the new window and the side elevation of no. 10 will be approx. 9m, and at an oblique angle. However, as the room the window is serving is a bathroom, it is not considered unreasonable to require the window to be obscure glazed, and a condition will be applied to any permission forthcoming.

The rear elevation of the dormer will have 3no. windows within it, the double width window serving a bedroom, the 2no. smaller windows will serve the landing and the bathroom. There were 3no. windows shown in the Lawful Development proposal, albeit of different sizes to those currently proposed. It is not considered that the windows will result in a material loss of residential amenities to the neighbouring properties.

The materials of the dormer will be changed from the Lawful Development Certificate, from being similar to the existing dwelling, to white composite cladding.

In summary, the changes proposed to the earlier permissions are considered to be acceptable, as they are not considered to result in a material loss of residential or visual amenities to the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows
5. Obscure glazed window

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 10.10.2023

Authorised by: Peter Barnett Date: 11 October 2023