Development Control – Delegated Officer Report

Application Number: AWDM/1107/23 Recommendation – Approve

Site: 1 Mill Avenue, Shoreham-by-Sea, BN43 5GF

Proposal: Hip to gable roof extension with front rooflights, gable window and rear dormer. Alterations at 1st floor with crown top dormer to form ensuite (within existing store area footprint). Application to vary conditions (1) approved plans and (3) materials of approved AWDM/1517/21

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Site and Surroundings

This application relates to a semi-detached house on the south side of Mill Avenue close to the junction with The Drive. The side elevation is very exposed to the junction. As built the property has a cat slide side roof and has been extended with a side dormer and a flat roofed ground floor rear extension. The side dormer has a false pitched roof. These house also rear single storey additions with half width gable roofs on the outside edges.

Permission was granted in 2021 under AWDM/1517/21 for a 'hip to gable roof extension with front rooflights, gable window and rear dormer. Alterations at 1st floor with crown top dormer to form ensuite (within existing store area footprint)'.

Proposal:

This application proposes the following amendments to the earlier permission:-

- The tiles will not match the existing building;
- The tiles will be concrete plain tile or 'Envirotile'
- Tile hung bay tiles to remain unchanged or to be replaced with concrete plain tile or 'Envirotile'
- All proposed pitched roof tiles and wall hung tiles to be concrete plain tiles or 'Envirotile'
- The hipped roof of the 1st floor ensuite, will not touch the hipped roof of the 2nd floor bedroom
- Addition of solar panel arrays on the flat roofed areas

NB: ‘Envirotile’ is a dry cut tile made from 75% recycled plastic materials.)

In order for the non-material amendment to take place conditions 1 & 3 of the approval AWDM/1517/21 will need to be varied.

Condition 1

The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

LOCATION & BLOCK PLAN	19-161.3 Loc
PLANS & ELEVATIONS AS EXTG	19-161.3 01
PLANS AS PROPOSED	19-161.3 02
ELEVATIONS AS PROPOSED	19-161.3 03

Condition 3

The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Relevant Planning History

AWDM/1517/21 Hip to gable roof extension with front rooflights, gable window and rear dormer. Alterations at 1st floor with crown top dormer to form ensuite (within existing store area footprint) Approved 12.10.2021

Consultations: None

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan Policies: 1, 15

SPG: ‘Development Management Standard No. 2 Extensions and Alterations to Dwellings’
The National Planning Policy Framework 2021

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual and Residential Amenity

The main physical amendment relates to the hipped roof of the 1st floor ensuite, (rear), meaning that it does not go alongside part of the 2nd floor rear hipped roof of the new bedroom as it had previously been shown. From the west the view of the 1st floor extension and 2nd floor dormer will be changed from the point of view that the 1st floor roof had been shown as sitting forward of the dormer extension, but will now view as abutting the dormer. However, this will not compromise either the neighbouring residential amenities or the larger landscape.

The result of this small roof amendment will mean that there will be a larger flat roof area at this point than approved thereby allowing the addition of solar PV arrays on the flat roofed areas.

The semi-detached dwelling already comprises a mix of materials and colours, for example a red plain tile on the front bay, and brown colour roof tiles. The adjoining neighbour has a different shade of red tiles on their front bay.

Other dwellings within the street have horizontal timber (plastic) cladding, and then the next one has a pantiles on the main roof and plain tiles on the dormer. There is also pebble dash on some properties (some painted others not); colour washed render. There is also a difference of tile types on the adjoining semi.

It is therefore concluded that the use of a different tile on the roof or on the tile hanging sections of the hip to gable etc., approved development, will not be out of character with the street scene. Further, it will not result in any harm to the existing residential amenities of the neighbouring properties.

Thereby the hipped roof amendment and the use of the differing tiles as stated within this submission, can be approved as an amendment to the approval AWDM/1517/21.

Lastly, there will now be the addition of solar panels positioned on the flat roofed areas. The areas with false hip roofs section, effectively have a well area behind the false hipped roof, meaning that the solar array positioned at these sections (5no. 1870 x 1050 panels), are largely screened from view from the pavement areas. These solar panels will thereby not result in any material loss of residential amenity to the neighbouring properties or visual amenities of the greater landscape.

The remaining flat roof of the rear extension, will have a further 6no. solar panels positioned on it (thereby making a total of 11no. solar panels), as there is no false pitched roof around this flat roof, the panels will be more visible to adjoining neighbours than the ones behind the false pitch. The overall height of the solar panels is shown to

be some 240mm above the flat roof, which as they are of a greater height than 200mm, would not be permitted development.

The solar panels will be viewed by the immediate neighbours, no. 75 The Drive to the east and no. 3 Mill Avenue to the west, and less so from no.'s 71 & 69 The Drive. However, they will not be overly dominant within the context of their position on the height of the extensions of the property, such as to result in any material harm to the existing residential amenities or loss of visual amenities to these neighbouring properties.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. Standard 3 year time limit
3. Materials
4. Windows
5. Obscure glazed windows and non-opening below 1.7m

Informative

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.

Is recommendation contrary to any representations - **N**

Case Officer signed: Eve Hearsey Date: 02.11.2023

Authorised and signed by: Peter Barnett Date: 2 November 2023