Lewis & Co Planning

town planning consultants

Planning, Design & Access Statement

SITE ADDRESS: 10 Mill Hill Close, Shoreham-by-Sea , BN43 5TP



APPLICATION TYPE: HOUSEHOLDER PLANNING PERMISSION

ON BEHALF OF: MR & MRS THURSTON

MARCH 2023

RTPI
mediation of space · making of place

Job History:

Version	Date	Author	Checked	Notes
V1	21/03/23	LC	LC	To client for comment
FINAL	27/03/23	LC	Client	For Submission

CONTENTS

1. **INTRODUCTION & SUMMARY – page 4**
2. **SITE DESCRIPTION – page 5**
3. **RELEVANT PLANNING HISTORY – page 12**
4. **PROPOSED DEVELOPMENT – page 12**
5. **RELEVANT PLANNING POLICIES – page 15**
6. **CONSIDERATION OF PLANNING POLICIES - 16**
7. **CONCLUSIONS – page 18**

1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted on behalf of Mr & Mrs Thurston in support of an application for planning permission at 10 Mill Hill Close in Shoreham-by-Sea. The application proposes a ground floor rear extension and front and rear dormers to the existing detached bungalow.

1.2 10 Mill Hill Close is a detached bungalow in a suburban neighbourhood of north Shoreham-by-Sea surrounded by similar sized dwellings. Mill Hill Drive, Mill Hill Close and Mill Hill Gardens are a development of 1950's bungalows with similar deigns that sit on the side of Mill Hill, South of the A27 and North of the Old Shoreham Road. While the locality was very uniform in appearance when first constructed, most of the surrounding properties have been extended on the ground floor and in the roofspace, resulting in a wide variety of extensions and roof forms.

1.3 This statement demonstrates that planning permission should be granted and provides an analysis of:

- Site context
- Relevant planning history
- Proposed development
- Design and appearance
- Impact on amenity of occupants of neighbouring properties

1.4 Drawing no. 2343/AD/101 by Architecs Design Management Consultant accompanies this application and shows the proposed alterations to the dwelling.

2.0 SITE DESCRIPTION

2.1 10 Mill Hill Close is a detached bungalow dwelling situated in the north west corner of the Cul-de-sac.

2.2 Mill Hill Close is a small cul-de-sac of 16 bungalows and chalet bungalows which rises steeply from its junction with Mill Hill Drive. The houses are uniformly set back from the road behind front gardens behind low front walls, most with off-street parking on shared driveways and garages to the rear.



Plate 1: Aerial view of the site and surroundings (Red line is indicative only)

2.3 No. 10 is in the top right-hand corner of the close and as such is particularly secluded from view when climbing the hill in the close. There is a large rear garden and the house is sited at an angle in the plot due to its corner position. There is a garage to the side of the house approached via a shared drive with number 9.



Plate 2: Streetview of the site and its neighbours (both with large front dormers)

2.4 To the north, rear of the site on Chanctonbury Drive are two storey houses on higher ground and to the west on Mill Hill there are larger 2-3 storey houses in large plots.

2.5 Within Mill Hill Close numbers 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15 and,16 all have rear extensions on the ground floor.

2.6 Numbers 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, and,15 all have rear dormers.

2.7 Numbers 9 and 11, either side of the application site have full width front dormers (see plate 2 above). In addition, number 16 had planning permission granted in 2022 for a front dormer (AWDM/0081/22).

2.8 In the wider locale of Mill Hill Drive there are many, many examples of front, rear and side dormers and other large extensions which now form the character of the locality. Examples of these are below/overleaf:



Plate 3, 24 & 26 Mill Hill Drive



Plate 4, 3 Mill Hill Gardens



Plate 5, 16 Mill Hill Gardens



Plate 6, 18 Mill Hill Gardens



Plate 7, 10,12 &14 Mill Hill Drive



Plate 8, 8 Mill Hill Drive



Plate 9, 2 Mill Hill Drive



Plate 10, 5 Mill Hill Drive



Plate 11, 7 Mill Hill Drive



Plate 12, 23 &25 Mill Hill Drive

3.0 RELEVANT PLANNING HISTORY

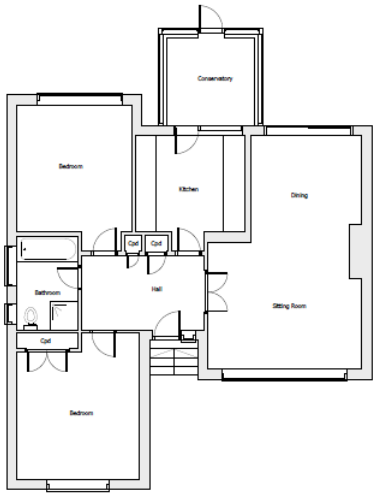
3.1 There is no history of planning applications for the application site.

3.2 Planning Permission for “Rooms in the Roof” on the adjacent house at number 9 was granted in 1977 under reference SU/138/77. Presumably, this included the large front dormer that is present on number 9.

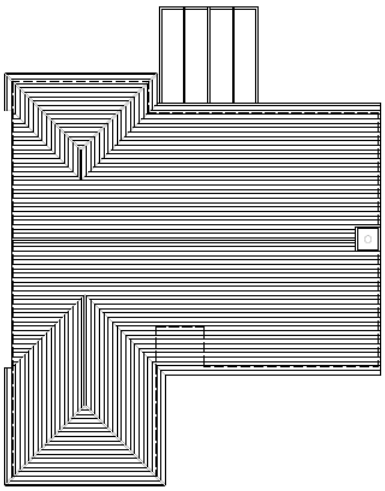
4.0 PROPOSED DEVELOPMENT

4.1 Permission is sought for alterations comprising a large single storey rear extension to replace the existing rear conservatory, and front dormer and rear dormers to the roof. The alterations would allow for two additional bedrooms for the dwelling, as well as the addition of a playroom, separate sitting room, en-suite to the master bedroom and a new family bathroom upstairs.

4.2 The Materials of the proposed extensions would be facing brickwork to match the existing house for the rear extension, brown hanging tiles for the dormer to match the existing roof and white UPVC windows throughout. The flat roofs would be a 3 layer felt and the rear sliding doors to the ground floor would be finished in grey aluminium.



Existing Ground Floor Plan



Existing First Floor Plan

Figure 1: Existing Plans

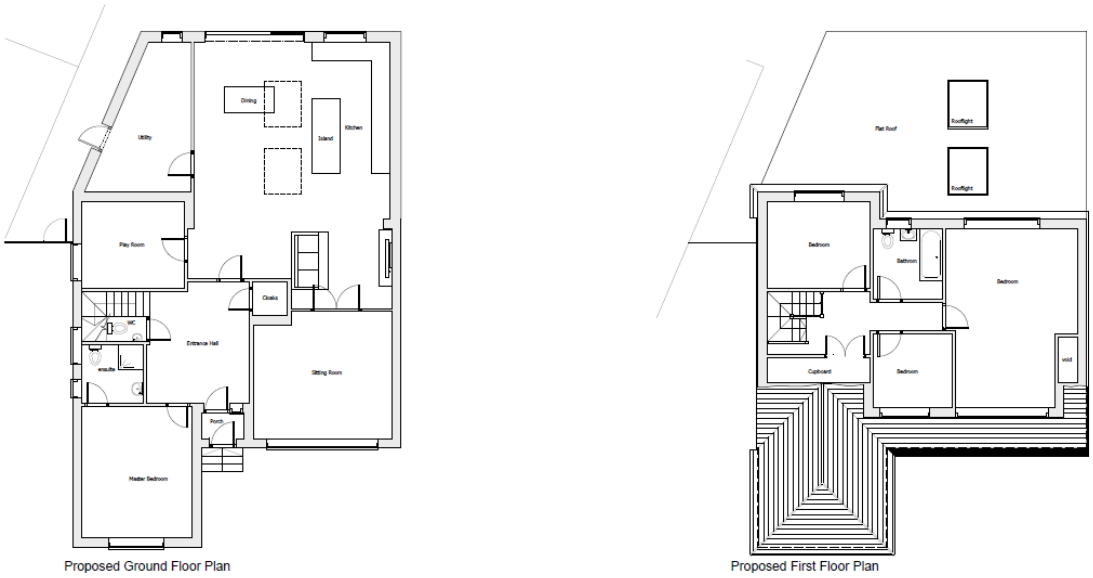


Figure 2: Proposed Rear Elevation

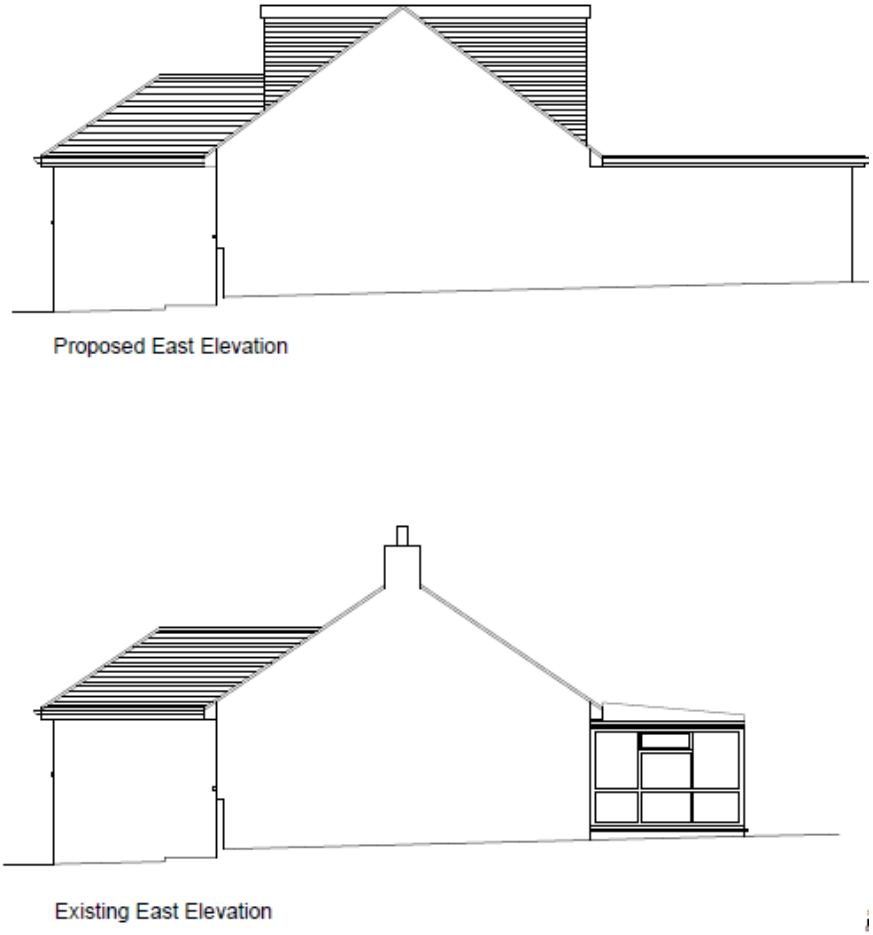


Figure 3: Existing and proposed side elevation

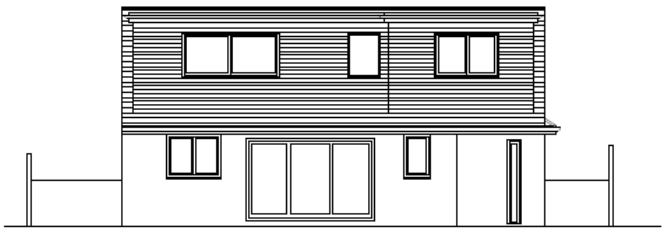


Proposed South Elevation



Existing South Elevation

Figure 4: Existing and proposed Front Elevations



Proposed North Elevation



Existing North Elevation

Figure 5 Existing and proposed rear elevations

5.0 RELEVANT PLANNING POLICIES

5.1 The local development plan for the area comprises saved policies in the Adur Local Plan 2017 (ALP). The July 2021 National Planning Policy Framework (NPPF) is a material consideration, as is the Council's Development Management Standards Nos. 1 and. 2, 'Space around New Dwellings and Flats' and 'Extensions and Alterations to Dwellings'.

5.2 Relevant ALP 2017 policies:

15: Quality of the Built Environment and Public Realm

18: Sustainable Design

5.3 *Policy 15* states that development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Particular attention should be paid to architectural form, height, materials, density, scale and layout.

5.4 The policy continues by advising that all development should make a positive contribution to sense of place and local character and distinctiveness of an area, and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space

6.0 CONSIDERATION OF PLANNING POLICIES

Design and Appearance

6.1 As has been demonstrated above, the defining character of the houses in Mill Hill Close, Mill Hill Drive and Mil Hill Gardens is that of modest bungalows with a variety of roof extensions and other extensions.

6.2 In the immediate vicinity of the application site, the neighbouring bungalows to either side both have large front dormers, and therefore adding a front dormer to the application site bungalow will not be out of keeping and will not be harmful to the appearance of the dwelling or its surroundings. (see plate 2 above).

6.3 The rear dormer extension that is proposed is similarly unobjectionable when considered in the context of the surrounding roofscape and the predominance of rear dormer extensions in the area. It is well designed and set in from the sides of the roof so that the shape of the roof behind the dormer, and the eaves of the bungalow are lost.

6.4 The materials of the front and rear dormers will be XXXX this palette of materials will ensure that the dormers have a similar appearance to the materials of the main roof and the neighbouring dormers.

6.5 The rear extension has been designed to sit below the eaves of the bungalow and to retain a reasonable gap to the boundaries to enable access down either side of the house and to avoid an overbearing impact on the neighbours. By virtue of the orientation of the parent dwelling, the resultant rear extension will not impact on the outlook of the neighbouring houses. The rear projection will be partially sunk into the sloping ground and so will have a low-lying rear elevation that minimises the bulk and impact of the extension.

6.6 The proposed materials of the rear extension are XXXX and these will match the parent dwelling to ensure a satisfactory appearance to the extended dwelling.

6.7 In conclusion, an analysis of site context and the character of the surrounding area demonstrates that the proposed roof alterations and rear extension at 10 Mill Hill Close would be respect and be consistent with the prevailing character of the area in terms of proportion, form, massing and design as per ALP policy 15. It would in this sense also be locally distinctive, as required by policy 15.

Residential Amenity

6.8 The proposed front dormer will overlook the public road and therefore will have no harm to privacy or residential amenity.

6.9 The rear dormer will look over the surrounding rear gardens, but by reason of its orientation will not unreasonably overlook the neighbours either side. Houses to the north in Mill Hill and Chanctonbury Drive are a considerable distance away, far in excess of the 22m facing distance require by Adur Council's planning guidance, and for this reason there will be no unreasonable loss of privacy or increased sense of overbearing to the surrounding neighbours.

6.10 The rear extension would be to the north of the main house and would be only marginally higher than the garden fences between properties. This coupled with the distance to the boundaries and the existing dense planting on the boundaries themselves will ensure that no overshadowing r loss of daylight will occur to neighbouring houses or gardens.

6.11 For these reasons, the proposed extensions would not have an unacceptable impact on the amenity of nearby occupants and would comply with DMS no. 1.

6.12 ALP policy 15 requires that development does not have an unacceptable impact on privacy, daylight and outlook. It is considered that the proposed alterations would be compliant in this regard.

7.0 CONCLUSIONS

7.1 The application proposes a rear extension on the ground floor and the provision of habitable space in the roof of a detached bungalow situated in the northwest corner of Mill Hill Close in Shoreham-by-Sea.

7.2 There are several significant precedents in the immediate area of front and rear dormer roof extensions and rear ground floor extensions, built both under permitted development and granted full planning permission. A number of these consents have been granted by Adur District Council in recent years and together they create a strong precedent for other alterations and extensions of a similar scale, design and form. Indeed, the existence of precedent and the cumulative effect of incremental alterations - particularly above the eaves line – on street scene and character of the area have been given by Officers as justification for similar roof extensions in the past.

7.3 The proposed roof alteration at 10 Mill Hill Close would mirror other similar loft conversions along the road, including the immediate neighbours on either side.

7.4 The extensions would not have an unacceptable impact on neighbours in terms of overlooking or loss of privacy, and daylight and outlook to the surrounding properties would not be materially harmed by the extensions.

7.5 The proposed development is well designed, detailed and sited, and would respect the prevailing character of the surrounding area in according with Adur Local Plan policy on design. It is therefore respectfully requested that planning permission is approved.

Lewis & Co Planning

MARCH 2023