Development Management – Delegated Officer Report

Application Number: AWDM/1552/24 Recommendation: APPROVE

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

Proposal: Rooms in roof consisting of rear hip to gable roof extensions and side dormers

Date of Site Visit: Visited when assessing previous application AWDM/0904/21 and 13th January 2025.

Neighbours Checked: Y

Additional neighbour notification: 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 granted in September 2021 under AWDM/0904/21 after amended plans were submitted for a rear hip to gable extension and side flat roof dormers. The side windows were shown on the approved plans as being obscurely glazed on the lower part and the fan lights were high level openers.

The works have not commenced on site and the planning consent has since expired. The current application seeks consent for the same development which was permitted under AWDM/0904/21.

Representations

None received

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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

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. The plans submitted are unchanged from the previously approved plans. A site visit has been carried out to assess any changes to the surrounding properties or street scene which would be a material consideration in this case. The adjacent bungalow has added a new side garage extension which is similar to that which was existing at the time of the original consent in 2021, this can be viewed on the site photos and on Google maps. This would not impact upon the assessment in this case. There are no changes in this case that would warrant a refusal, the impact and assessment will remain the same as previously considered and is copied below.

Visual amenity

The proposed changes to the bungalow 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. The properties on either side both have flat roof dormers however the hipped roof is retained protecting the prevailing character. Although the side flat roof dormers will be visible and will change the appearance of the bungalow, these are considered 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 extension and side dormers. The materials to be used will match existing.

There are no reasons to not permit this development at this time. The proposals will be in keeping with the street scene as previously assessed.

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 in 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. There is no change in this case since the previous approval and therefore no justification for a refusal in this case.

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 roofslope.
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

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.

Case Officer: Hannah Barker Date: 13th January 2025

Authorised by: Peter Barnett Date: 13 January 2025