Expiry Date – 13/5

Development Control – Delegated Officer Report

Application Number: AWDM/0506/20 Recommendation – Grant

Site: 3 Mill Hill Gardens, Shoreham

Proposal: **Additional rooms in roof with extension of existing dormer and extension of gable end to north elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/5 via applicant's photos

Site and Surroundings

This application relates to a semi detached bungalow on the east side of Mill Hill Gardens close to the junction with Mill Hill Drive. Built with a hipped roof the roof has been extended with a partial raised gable and front and rear dormers. Also as built these bungalows have projecting front additions with pitched roofs.

It is not in a conservation area and is not listed.

Proposal

Permission is sought to bring the raised side gable out to the full width and to widen an existing rear dormer. Two front rooflights are also proposed.

Relevant Planning History

SU/142/03 – Part Gable At Side Of Roof And Enlarged Rear Dormer. Granted 31.7.03

SU/68/03 – Enlarged rear dormer. Refused 22.5.03

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Both adjoining houses, 2 and 4, have raised their gables and added wide rear dormers; No. 2 following permission in 2014 (AWDM/1303/14 refers). The proposal cannot be described as out of character.

Neighbour amenity

No. 2, to the north, shares a drive with the application site. It has only bathroom windows in its side wall. Nos. 1, 2 and 4 have wide rear dormers. The existing site has a rear dormer which is to be widened as part of this permission. Mutual overlooking exists and will not be worsened.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

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? No.

Case Officer signed: MOK Date: 5/5/2020

Authorised and signed by: Peter Barnett Date: 5 May 2020