Expires 13/2/07

Development Control – Delegated Officer Report

Application Number: ADC/0358/07 **Recommendation – Permit Application**

Site: **2 Mill Hill Drive Shoreham-by-Sea West Sussex BN43 5TL**

Proposal: **First floor extension to existing bungalow to form a house including raising the ridge height and front and rear dormers**

The Application

The application site is a detached bungalow located on the southern corner of Mill Hill Drive and Mill Hill, Shoreham. The property has many recent improvements including a rear dining room, an east side double garage, and a west side conservatory along with new roof tiling and cream rendered walls. The site sits on a slim corner plot with the majority of the garden amenity space sited to the west. Further garden space is sited to the south with approximately six metres of separation between the rear elevation and the border with No.12 Mill Hill. To the east, Mill Hill Drive features further detached bungalows of various design whilst to the north and south along Mill Hill are large detached houses. Mill Hill sits on a sharp gradient to the north with the applicant's bungalow noticeably low slung in comparison to the neighbouring houses.
The proposal is to convert the bungalow into a house by adding a new first floor across the entire building. The roof is to be raised 1.7 metres and part hipped, cutting the first floor windows at one third height. The roofs of these windows thus become dormers and are hipped and pitched back into the roof plane. Three windows are proposed on the front and rear elevations with further rooflights to break up the roof planes. The first floor will contain two large bedrooms, each with ensuite bathrooms, and a study.

Consultations and Representations

Third Parties

No.12 Mill Hill raise Objection on the grounds of loss of:

- Loss of privacy and overshadowing from the increased ridge height and rear dormers.

- Continued disturbance following the extensive development that has occurred in the area recently, particularly from noise and dust.
- The site will be overdeveloped and inappropriate to the surroundings.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1,
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:- .
Dev Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

The key planning concerns with this application are the impacts the addition of a first floor will have on neighbouring amenity, and its design relative to the locality.

Residential amenity
Local Plan policy AH7 states that householder extensions should not result in an unacceptable degree of overlooking, loss of light, or have an overbearing effect on neighbouring dwellings.
The main property that will be affected by this development is No.12 Mill Hill to the south. This house is sited on lower land with the garden 6 metres directly south of the applicant's bungalow with the main building south of the applicant's west side garden. A pitch roofed garage is located on the northern boundary that partly shields their view of the bungalow. Further trees are sited along this boundary that protect from immediate overlooking.
It is not considered that the three proposed rear first floor windows will currently impact on the garden privacy of No.12 as the protection afforded by the garage and trees is more than adequate. However when the trees are not in leaf or removed then there will be overlooking into the rear garden of No.12 Mill Hill. A condition is thus attached requesting that these dormer windows be obscured.

Likewise the raised ridge will not overdominate this space as it will be visible only marginally above the boundary garage.
Due to No.12 Mill Hill not being directly adjacent to the applicant's bungalow only the proposed westernmost window could impact on internal privacy. This window predominantly looks across the boundary garage though and not into the northern elevation of No.12.
To the north, and across the street, the house at No.1 Mill Hill Drive sits on much higher ground with panoramic views south. The raised ridge line will not in any way impede this view and will have no impact whatsoever on the amenity of this property. Likewise to the east, No.4 Mill Hill Drive is separated by a distance of 10 metres with the proposed east facing window looking along the street rather than into this property.

Design
Policy DEV1 of the Structure Plan requires development to be of the highest standard and have regard to the local context in terms of building style, materials and impact on the streetscape. Policy AH7 of the Local Plan requires that the design and materials of a householder addition should be sympathetic to the original dwelling and the area in general.

The main constraint on this development is the height to which the ridge can be raised without significantly overdominating the neighbouring properties. The 1.7 metres proposed as more than acceptable but has meant that the first floor windows have needed to be cut into the roof plane with hipped pitched roofs. The initial plans showed this cut to be at one third window height which, given the pitch of the roof, resulted in a roof plane that appeared squat and out of proportion to the wall space below. Additionally, a large area of blank roof was proposed above the front entrance between the two windows/dormers on the eastern front elevation and the larger window to the west that appeared unconsidered and awkward. Therefore amended plans were sought that firstly altered the roof to make it more proportionate, and secondly to add rooflights to the blank section of roof in order to add detail to this section of the build.
The revised roof now features an enlarged eaves that sits at sill level of the first floor windows. This makes the proportions of the building much more acceptable, thus according with the above policies.
The hips on the east and west ends of the main roof and above the dormer features allow the property to sit discretely within its setting when viewed from along Mill Hill Drive to the east. Overall the appearance of the enlarged building will be greater than the current

low profile of the bungalow but will sit sympathetically in its plot without over-dominating the streetscape.
The greatest concern with this development is the material finishing that is likely to be used. Currently the bungalow features strong mud orange coloured roof tiles and cream rendered walls that give the impression of a Spanish style villa. This is in marked contrast to the much darker and sombre brown brick and tile finishes on the older surrounding bungalows and houses. The applicant wishes to utilise the current tiling on the raised roof with similar tile hanging below covering the first floor walled section on all elevations.
It is considered that this finish, particularly the colour, will stand out markedly within the street to the detriment of the locality. The property will thus become highly visible, contrasting with its restrained design. It is acknowledged that a detached house to the west at No.1 Mill Hill has undertaken a recent enlargement using similar finishing that helps to create a visually interesting property on a section of Mill Hill that features various styles of detached house. It's repetition on a more basic bungalow/house in an area of material uniformity would not serve to enhance the streetscene. A condition should thus be attached to this permission requiring the prior submission and approval of more modestly coloured tile samples that would be more sympathetic to the locality.

The windows proposed tend to replicate in size and location those of the ground floor adding a uniformity of fenestration to the building and making the addition appear more of an original feature.
The parking and garden amenity space at No.2 Mill Hill Drive will be suitable for an enlarged property of this size. The west side and rear garden has an area in excess of 100 square metres which comfortably meets the minimum DC standards for four bedroom properties such as this. Likewise the double garage and front hardstanding are capable of holding up to 4 vehicles onsite at any time.

Whilst the design and appearance of the proposal is not of the absolute highest standard it is considered that it is a considerable improvement on the low, basic bungalow that currently exists. The choice and colour of materials used to finish the development need to be carefully chosen in order to be sympathetic to the locality and thus allow the development to accord fully with policies AH7 and DEV1.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ai (amended): '...to be used for the external walls and roof of the extension, to include a decorative pattern of tile hanging, has been submitted...Reason:...policy AH7 of the ADLP....' (external materials to be approved)
3. C14Aii: '...on 20 July...Reason:...policy AH7 of the ADLP and DEV1 of the WSSP.' (permission relates to amended plans)
4. C18Civ(amended): 'The ~~glazing in the~~ glazed with rear south-facing first-floor windows shall at all times be ~~of~~ obscured glass and fixed... & shall top-hung opening lights details... **Reason:** To prevent overlooking and to comply with policy AH7 of the ADLP and policy DEV1 of the WSSP.'

Case Officer:..... CJ 10/8/07.

Date:..10/8/07..

Head of Planning and Community Division:.....

Date:....10/8/07.....

Chairman of Planning and Regulatory Committee:....Angie Mills

Date:..10/08/07.....