Mr and Mrs Brand
20 Mill Hill
Shoreham by Sea
BN43 5TH

13th November 2024

AWDM/0813/24 | (Amended plans received) Demolition of side return and rear conservatory. Construction of new flat roofed canopy to south side, infill extension to north side and enlargement of existing rear extension. Roof alterations including barn hip to gable extension to front and rear, alterations to side dormer to south and construction of new side dormer to north, new roof lights and front facing balcony. Replacement external materials, windows and doors throughout. Alterations to property frontage.
22 Mill Hill Shoreham-by-sea West Sussex BN43 5TH

Dear Ms Barker

Proposed Removal of Conservatory and Enlargement of Existing Rear Extension

Thank you for your emails of 24th and 31st October explaining the planning issues being considered with the amended application.
We realise there are concessions to be made with the design and enlargement and materials used on the proposed rear extension. We also realise there is glazing to the side elevation currently with the conservatory that has to be considered with regards to overlooking.

The conservatory is being removed and the existing rear extension enlarged to within 3.5 metres of the south boundary and will be extending 8.5 metres into the rear garden. Our concern is with the overlooking towards the rear principal windows of our adjacent property from the additional full height glazed doors extending to 8.5 metres along the south wall.

In your emails you have explained that the glazed doors will not be 'directly' overlooking our rear principal window i.e. looking mutually straight into the room, which is the consideration in terms of overlooking.

We respectfully ask that you also consider, when viewing from the glazed doors, there is not a tendency to focus exclusively on a single or limited point of view. I.e. always looking directly ahead.

Our adjacent property to the south is at a notably lower ground level than the application property. The full height glazed doors will be within 3.5 metres of the boundary.

The separation distance between the proposed glazed doors and the rear principal windows of our adjoining property will be reduced.
The glazed doors will be extending 8.5 metres into the rear garden, increasing the viewing angle with a more direct view into our rear principal windows.
We respectfully ask that you consider the viewing angle, separation distance and difference in ground levels when assessing the level of overlooking from the proposed glazed doors into our rear principal windows.

We respectfully ask that you also consider the previous approved application AWDM/1983/20 (as amended) to extend No 22 Mill Hill. The application was called to the Planning Committee Meeting on 8th February 2021 to approve.
Clear glazed doors were also proposed along the south wall of the rear extension.
The glazed doors were removed and replaced with a window conditioned to be obscure glazed.
The Case Officers Report presented at the meeting states: "*The extension to the southern side to the rear has been amended to remove the glazing to the side and a window is shown which will be conditioned to be obscurely glazed and non opening unless 1.7 metres above finished floor level, to avoid any overlooking to the south toward the boundary and the rear of the neighbouring property". "In the interests of residential amenity and to accord with policy 15 of the Adur Local Plan".*

With the present application AWDM/0813/24, we respectfully ask that the same conditions, as mentioned in the Committee Report, be given to the full height glazed doors on the south wall of the rear extension. To avoid any overlooking towards the rear principal windows of our property.

See our illustration below of the proposed rear extension as seen from our rear principal window



Proposed Clear Glazed Side Facing Roof Lights

Your emails also mention the planning issues being considered with the clear glazed side facing roof lights on the south roof slope overlooking our property.

You mention that the roof lights give a view of the sky only and the applicant has stated that they will be more than 1.7 metres above finished floor level. This is a planning limitation in terms of overlooking. Any overlooking which could occur will be in direct and over the front driveway.
No direct overlooking to windows will occur.

No 22 Mill Hill is a chalet bungalow with a steep roof pitch of circa 55 degrees. We respectfully ask that you consider the view from the proposed roof lights will not be of the sky only but also with a forward view.
Our property at No 20 Mill Hill is on a notably lower ground level and set back from the front of the application property at No 22 Mill Hill.
Although at an angle, overlooking would still be possible from a roof light, even at 1.7 metres above floor level, into our bedroom window. A roof light would be visible from the bed in that room.
We respectfully ask that you consider the viewing angle, separation distance and difference in ground level when assessing the overlooking between a roof light and our bedroom window.
We respectfully ask that you consider when viewing from a roof light there would not be a tendency to focus exclusively on a single or limited point of view.

Please see below an illustration of a proposed roof light as seen from the actual bed in our front bedroom.



View of a proposed roof light
from the actual bed in our front bedroom

We respectfully ask that you consider the recently approved application AWDM/1983/20 to extend No 22 Mill Hill.
Clear glazed side facing roof lights were also proposed.
The previous applicant removed the roof light on the south roof slope causing concern.
The remaining roof lights were conditioned to be obscure glazed.

The Case Officers Report and Decision Notice notes, "*The roof lights on the north and south roof slopes shall be obscurely glazed at all times and non opening unless the opening is 1.7 metres above finished floor level". "To prevent overlooking and to comply with policy 15 of the Adur Local Plan."*

We respectfully ask that the same conditions, as mentioned in the Committee Report, be given to the side facing roof lights with the present application AWDM/0813/24 as amended.

We also ask that consideration be given to what is acceptable under current Government Legislation regarding side facing roof lights.
Class C.2 Conditions:
Any window located on a roof slope forming a side elevation of the dwellinghouse shall be:
(a) obscure-glazed; and
(b) non-opening unless the parts of the window, which can be opened, are more than 1.7 metres above the floor of the room in which the window is installed.
Clear glazed side facing roof lights are not permitted development under current Government Legislation.

As mentioned in your emails, we thank you for asking the applicant to remove the roof light in the area of roof causing concern.
However, the amended plans now show more additional clear glazed roof lights have been added to the south side roof slope. There are now two clear glazed rooflights in the area of concern.

Yours faithfully

Mr and Mrs Brand.

cc: Councillor's: Carol Albury, Carolyn Fuhrmann, Pauline Higgins, Gerry Thompson, Dan Flower, Carolyn Fuhrmann, Andrew Harvey, Pauline Higgins, Nigel Jenner, Gerry Thompson, Julia Watts, Andy Mcgregor.


Zinc Roof
New Window
Glazed Doors
8.5 metres into rear garden
3.5 metres from boundary