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Dear Ms Barker

AWDM/0812/20: Ground floor rear extension plus hip to gable extension to roof of existing ground floor rear extension; dormer to north roofslope, extension to existing dormer plus new dormer and roof lights to south roofslope; Juliet balcony to east elevation. Porch and verandah to north elevation and covered way to south, on land at 22 Mill Hill Shoreham-By-Sea West Sussex BN43 5TH.

I write, on behalf of the owners of 20 Mill Hill, in respect of the above application to strongly object to the proposed plans and details supplied with application AWDM/0812/20.

In light of the nature of the proposed works, it is respectfully submitted the main considerations in the determination of this application relate to the design and scale of the works and the resulting adverse impact on the surrounding area, wider street scene and the amenities of the immediate/adjacent neighbours.

Below I set out detailed objections in respect of:

- Design, scale, character and appearance; and
- Impact on residential amenity including overlooking and loss of privacy.

Design and Appearance

The site lies within the defined built up area boundary of Shoreham where the principle of development is generally supported, subject to other key considerations, such as design and amenity. No objection is raised to the principle of an extension at the property, however an objection is raised in the relation to the overall scale of the proposed works.

The application proposes:

- Ground floor rear extension;
- Hip to gable extension to the roof of the existing ground floor rear extension;
- Dormer to north roof-slope through an extension to the existing dormer;
- New dormers and roof lights to south roof-slope;

- Juliet-balcony to east elevation;
- Porch and verandah to north elevation; and
- Covered walkway to south.

In light of the proposed development, the key local policy guidance is Policy 15: Quality of the Built Environment and Public Realm[1]. In addition, Development Management Standard No.2 'Extensions and Alterations to Dwellings' is also an important material consideration.

Policy 15 states the quality of new design plays an important part in creating successful developments. Furthermore, it confirms well designed developments should relate and integrate with existing buildings and spaces around them. It also requires new development to take account of local distinctiveness without necessarily replicating what is already there.

The relevant parts of Policy 15 to this objection state:

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. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Include a layout and design which take account of the potential users of the site;*
- *Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;*
- *Make a positive contribution to the sense of place, 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;*
- *Respect the existing natural features of the site, including land form, trees and biodiversity and contribute positively to biodiversity;*
- *Have safe access to the highway network, and not result in harm to highway safety;*
- *Have acceptable parking arrangements (in terms of amount and layout);*
- *Take into account the need for waste reduction and recycling, both during the construction phase and over the lifetime of the development;*
- *Incorporate public art in major developments* where appropriate.*

[1] Adur Local Plan 2017

…….When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

The supporting text confirms good design encompasses architectural design, form, height, scale, siting, layout, density, orientation, materials, parking and open space/green infrastructure.

With respect to "The Development Management Standard No.2 "Extensions and Alterations to Dwellings", this sets out the planning principles to be applied to any type of extension. The document confirms the Council have developed standards which are considered to help avoid a number of potential problems. Advice is provided on a number of matters, the following of which are considered relevant in the determination of this application:

- Rear Extensions;
- Side Extensions;
- Dormers and Roof Extensions;

As set out above the application proposes alterations and extensions to the rear, the roof, additional dormers, a porch, verandah and covered walkway. In combination, it is considered these works would substantially increase the scale, bulk, and massing of the existing chalet bungalow and in our view would result in the overdevelopment of the plot.

Works to the rear comprise a ground floor rear extension plus hip to gable extension to roof of existing ground floor area extension. The ground floor area to the rear would facilitate a kitchen/dining/living room and would include full length windows in the south elevation. The dummy-pitched roof would include three lanterns in the flat section of the roof. The rear extension would also include vaulted ceiling to the kitchen, glazed gable, velux windows and folding sliding doors.

This ground floor extension would increase the depth of the property on the southern elevation by circa 8m and would extend the property much further into its garden space. As designed, this would extend up to the boundary wall with a minimal gap, of circa 1.3m to the southern boundary.

The proposed scale and massing of the rear extension is considered bulky and over-sized in relation to the host dwelling and would result in the overdevelopment of the plot. In light of such a substantial extension to the rear it is submitted the proposal would have an overbearing impact on the adjacent neighbours which would adversely affect residential amenity.

Works to the northern side elevation at ground level comprise a porch and verandah. This would mean the extension would be flush with the neighbouring boundary. In light of the proposed layout which leaves minimal spacing, this would result in a cramped appearance on the north facing elevation.

The southern elevation proposes a covered walkway and new side entrance. Again, due to the existing arrangements the proposed works would result in a poorly designed addition that would further erode the character of the property and have a poor relationship with neighbouring properties.

There are revised fenestration layout and new doors proposed on each elevation. This would create a disjointed appearance that would further detract from the appearance of the property.

The application proposes extensive works to the roof of the bungalow. The extent and scale of the dormers would completely undermine the form and shape of the bungalow, adding a large amount of bulk into the roof space. The bulky dormers bear no relationship to the pitch and form of the existing roof and would fundamentally erode its character. The dormers lack character and/or detail which could be deemed locally distinctive and/or delivering high quality design.

Works proposed in the north facing side include a new side dormer extending to 10.6m width. This would practically fill the entire width of the roof slope which is circa 11.3m. The existing roof space is of inadequate size to accommodate the proposed dormers which would dominate the roof space with little to no original roof space free from development.

The proposed dormers do not respect the scale, character and/or appearance of the bungalow and are considered wholly out of proportion. They would have an overbearing appearance that is exacerbated by their scale and position in the roofspace.

The dormers would dominate the roof space, appear bulky and would not be seen as a subordinate addition to the roof . The cumulative effect of additional dormers on both elevations is out of scale and proportion with the original dwelling and is considered unacceptable in design terms. The proposal is of poor design and has paid limited regard to its surrounding.

Whilst it is accepted the chalet-bungalow is sat back from the road and is partly screened from the west by existing trees and the natural gradient/rise of Mill Hill, the proposed works would be visible from the street scene and would adversely impact the visual appearance and character of the area.

The application has failed to take the opportunity to improve the character and quality of the area and is contrary to the National Planning Policy Framework (NPPF), which confirms the creation of high quality buildings is fundamental to what the planing and development process should achieve[2].

In our view, the proposal would not enhance the local environment for the reasons outlined above. Furthermore, it is considered that the proposed bulk, scale and massing of the combined works is unacceptable in design terms and contrary to chapter 12 of the NPPF, Policy 15 and Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’.

Impact on Residential Amenity including Overlooking and Loss of Privacy

As set out above, the proposed works are considered to be poor quality and oversized. As a result of this inappropriate scale and massing the application would have an overbearing impact on neighbouring properties and have an adverse impact in terms of amenity.

With respect to the southern elevation, planning permission has previously been granted for a room in the roof with dormer on south side (SU/43/96/TP/16307). The existing side facing dormer extends to circa 4m with a false pitched roof. The accompanying assessment of the application confirmed the dormer was reduced in scale during the application confirming a larger dormer was previously unacceptable to the Council. In addition, the assessment confirmed the proposed dormer would face the side wall of No.20 and only over look part of its rear garden at an oblique angle.

[2]Paragraph 124 of the NPPF

The property at No.20 Mill Hill sits further back in the plot than its adjacent neighbour at No.22 Mill Hill. There are no facing windows at first floor level on the north side of No.20 (a condition was previously imposed previously to remove permitted development rights). This would indicate new openings here are unacceptable in principle.

An additional dormer is proposed in the western part of the roof as well as an extension to the existing dormer. Given the adjacent property sits further back from its neighbour, the proposed dormer in the western part of the roof would provide direct views into the first floor bedroom of No.20 Mill and would result in increased overlooking and loss of privacy.

The dormer would have an adverse impact on the outlook of a principal window and adversely impact the privacy of its neighbours. See enclosed images which illustrate the view of the existing roof slope, existing dormer and views from the bedroom on the first floor of No.20 Mill Hill.

An extension is proposed to the existing dormer to facilitate an ensuite. No detail is provided of the materials and so it is unclear whether obscure glass is to be provided to protect views into the neighbouring garden.

A substantial dormer is also proposed on the northern elevation to facilitate a master bedroom, bathroom and bedroom with en-suite facilities. The neighbouring property at No.24 Mill Hill includes no windows on the ground floor, a single obscure window at first floor and no dormers/roof lights in the southern elevation. Planning permission granted[3] for the rear extension, included conditions which prohibit windows or other openings in the side walls of the extensions and stipulates the new first floor window in the south side elevation of the dwelling at all times to be obscured. This position re-affirms new openings are unacceptable in principle.

The proposed side windows would result in overlooking of neighbouring properties. See encloses images of view of roof slope from No.24 Mill Hill. Given the lack of information on materials it is unclear whether obscure glazing would be provided in the bathroom/ensuite. In light of this, it is unclear whether the proposal would exacerbate overlooking of neighbouring properties to the north.

As set out above, the application also proposes works to the side to include a porch and verandah on the north elevation including an infill extension and covered walkway on the south elevation. The porch would be hard to the boundary to the north. It is considered this approach would represent a contrived design approach. In addition, the proposed approach to spacing between properties would also have an adverse impact in terms of amenity.

For these reasons, it is submitted the proposal would materially affect the residential amenities of the neighbouring properties, have an adverse impact and result in an unacceptable loss of privacy and outlook. On this basis, it is submitted the application is contrary to chapter 12 of the NPPF, Policy 15 and Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’.

[3] AWDM/1772/16

Conclusion

On behalf of the neighbouring residents of No.20 Mill Hill, a formal objection is lodged against the current planning application (AWDM/0812/20) on land at No.22 Mill Hill.

It is submitted the application requires a significant redesign of the scheme in order to facilitate an extension at the site.

The proposed works present poor design. By virtue of the proposed bulk, scale and massing would result in the over development of the site. For the reasons set out above, it is considered the proposed works bare considered contrary to both national and local planning policy. It is therefore respectfully requested planing permission is refused.

I trust submissions will be given due consideration, and would be grateful if you would place this objection on the public register.

Should you have any queries or questions, please do not hesitate to contact me.

Yours faithfully

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Laura Bourke BA MSc MRTPI
Senior Planner



Figure 1: View of existing dormer at No.22 Mill Hill



Figure 2: View of western part of south facing roof slope of No.22 Mill Hill



Figure 3: View of existing dormer and rear of No. 22 Mill Hill from garden of No.20 Mill Hill.



Figure 4: View of western part of roof slope of No.22 Mill Hill from first floor of No.20 Mill Hill

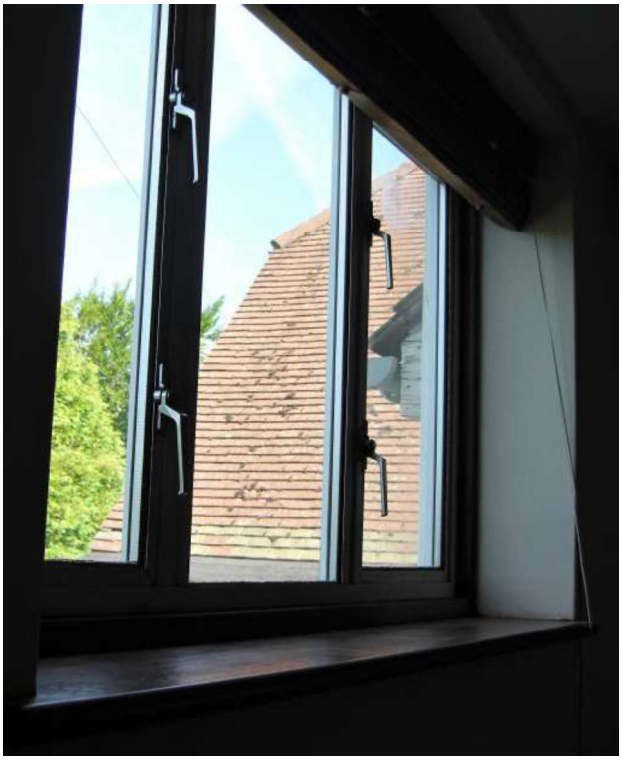

Figure 5: View of roof slope of No.22 Mill Hill from first floor of No.20 Mill Hill



Figure 6 : View of roof slope of No.22 Mill Hill from first floor of No.20 Mill Hill

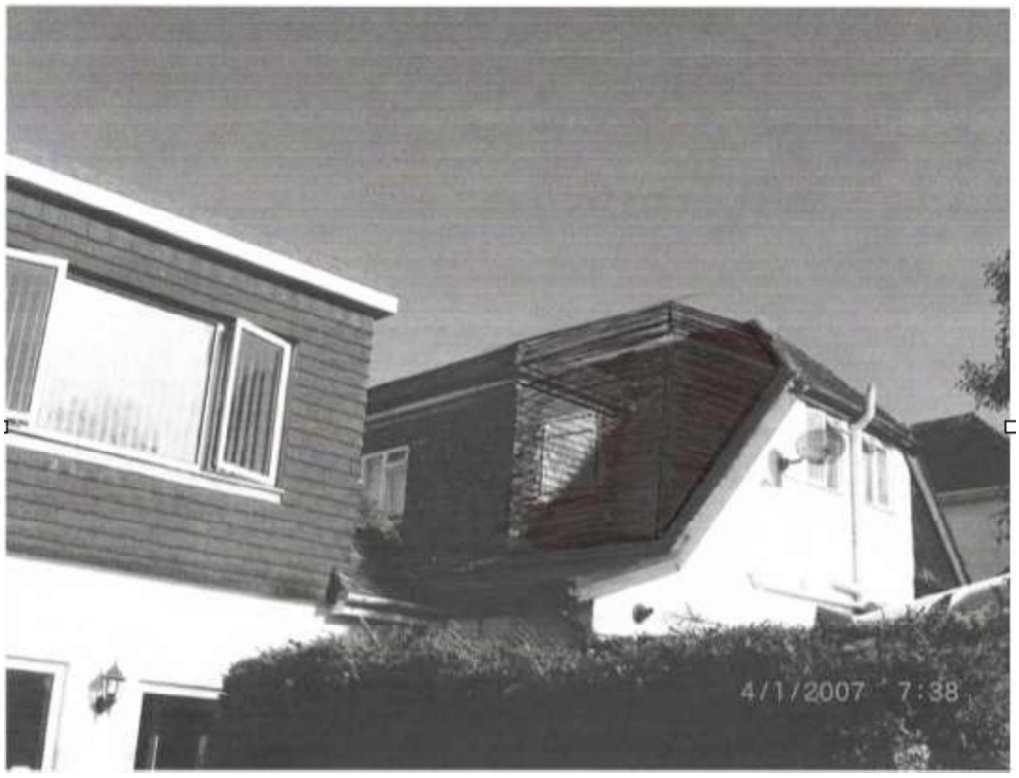

Figure 7: View of superimposed extension to the dormer



Figure 8: View of current rear extension at No.22 Mill Hill from No.20 Mill Hill



Figure 9: View of current rear extension at No.22 Mill Hill from No.20 Mill Hill



Figure 10: View of No.24 Mill Hill and roof slop of No.22 Mill Hill