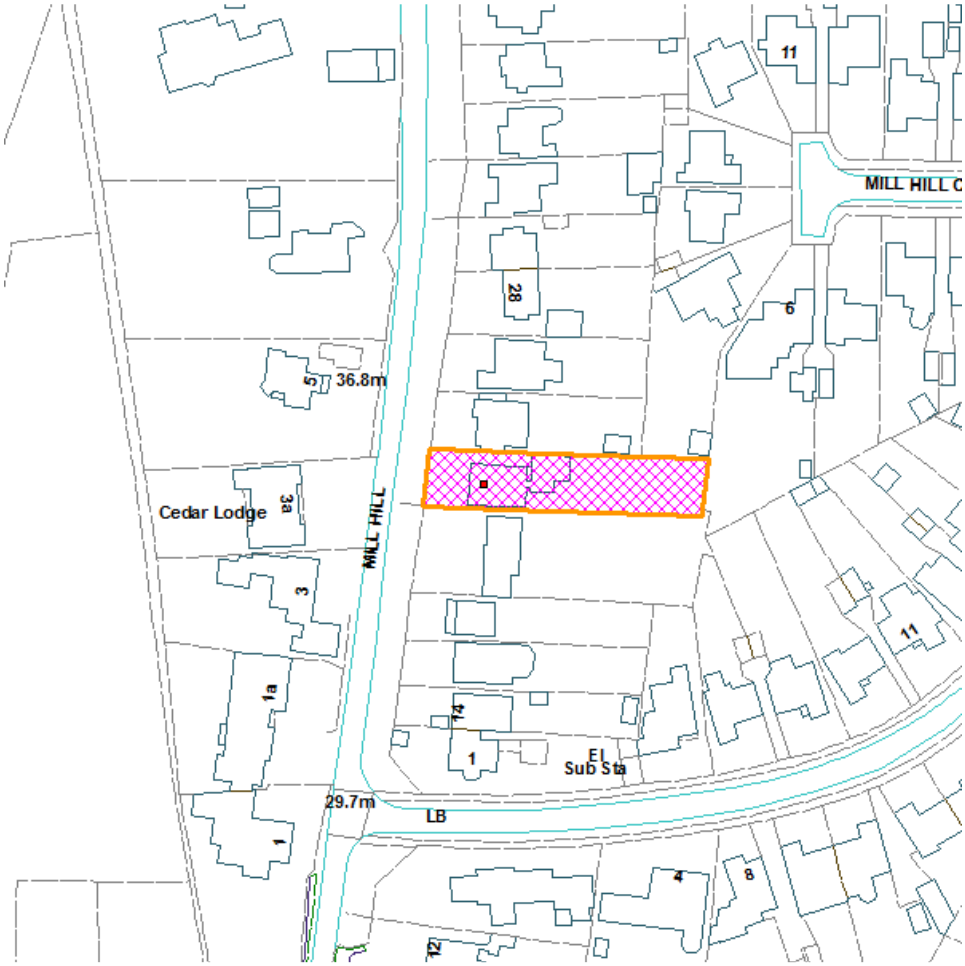
``

Application Number: AWDM/1983/20 **Recommendation – APPROVE**

Site: **Mill Hill, Shoreham-By-Sea, West Sussex**

Proposal: **Roof extension including raising of ridge and eaves height, enlarged barn ends and ground floor infill extension to north and south elevations. (Amended resubmission of AWDM/0812/20)**

Applicant:	Mr Andy Davey	Ward:	Buckingham
Case Officer:	Hannah Barker		



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application site is a detached gabled roof chalet bungalow with front bays a dormer on the south roof slope and various single storey rear additions, the planning history of the site is set out below. The dwelling is set back from the highway with a driveway to the front, ground levels increase from south to north along Mill Hill and properties within the street vary in design and appearance and many have been altered and extended.

Prior to this submission an application was submitted for more extension development which also included side dormer windows to be constructed under permitted development, AWDM/0812/20. Officers considered these proposals to represent overdevelopment and to impact upon the amenities of the adjacent occupiers detrimentally, the application was subsequently withdrawn. Following this a Lawful Development Certificate was submitted for development including dormers AWDM/ AWDM/1180/20, officers however advised that due to the planning history of the site and the previous extension to the building, including the two storey rear extension that these works could not be considered as permitted development this application was therefore withdrawn also.

The current application is for full planning consent to raise the ridge and eaves of the building by 0.5 and 1.3 metres respectively. To then enlarge the barn ends of the building in width, widening the first floor of the building.

At ground floor extensions are proposed on the north side to infill the area between the main house and the existing rear projection. Also on the south side widening the existing ground floor rear projection by 2.4 metres to a depth of 5 metres. Roofs light and a roof lantern are proposed in the rear extension. The single storey extensions proposed both have half hipped roofs. The existing hipped roof on the rear projection is retained. Amended plans have been received which show bifold doors removed from the southern elevation of the rear projection and a replacement window. To the south side the existing side lean to is to be replaced by a covered side access. To the roof the existing dormer to the southern side is to remain and roof lights are proposed in the north and south roof slope.

Relevant Planning History

SU/219/90/TP –Approved - Two storey extension to rear.

SU/43/96/TP – Approved - Room in roof with dormer on south side.

SU/19/05/TP – Refused –Rear extension with rooms in roof.

SU/90/05/TP – Approved – Single storey rear extension.

SU/10/06/TP – Approved – Single storey rear extension with pitched roof plus attached conservatory.

AWDM/0812/20 – Withdrawn - Ground floor rear extension, Juliet balcony to east elevation, covered way to south. (Porch and verandah to north side and south and north side dormer windows to be constructed under permitted development.)

AWDM/1180/20 – Withdrawn - Certificate of lawfulness for proposed enlargement of existing south dormer with additional 1no. dormer to north and south roof slopes.

Representations

2 representations received from the owner/occupiers of nos. 20 and 24 Mill Hill objecting for the following reasons: -

- Overdevelopment
- The proposed works would lead to further permitted development.
- Conditions should be added to ensure that no further works can be added as permitted development.
- The application should be heard at committee.
- A Design and Access Statement should have been submitted with the application.
- No dimensions are shown on the plans.
- The proposals do not comply with Policy 15 or SPG and should be refused.
- Unacceptable overlooking, impact on amenity and overdevelopment.
- Permitted Development rights were removed on the previous consent therefore new openings are considered unacceptable.
- Unneighbourly development.
- Dominant impact ground floor extension intrusive.
- Development extensive and out of keeping.
- Overbearing, cramped and contrived development.
- Impact on outlook, perception on being overlooked despite obscure glazing.

Relevant Planning Policies and Guidance

Adur Local Plan 2017
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

In terms of the street scene there is a variety of property styles within Mill Hill. Buildings vary in design, scale and appearance. The increased ridge height, raising of eaves and widening of the first floor gable do not give rise to an overly large, high building which would be detrimental to the adjacent dwelling, there is much variation in building height and the change in ground levels contributes to this also. The changes visible within the street scene will not have any adverse impact.

The widening of the rear projection to the north and south and changes including the roof lights and covered access to the south are minor in terms of the impact upon the character and appearance of the locality, much of which will not be visible within the street scene. In relation to the existing development at this site the proposed changes are considered to be subservient and appropriately scaled. It is not considered that the works proposed represent overdevelopment.

Residential amenity

The main properties to be affected are those either side of the site, no 24 to the north and 20 to the south. The occupiers of both properties have objected to the proposed development. To the north the neighbouring property has a ground floor glazed corridor which at the time of visiting was used as a green house. There are side windows at first floor. The infill section of single storey extension on this side will face onto the side fence of the neighbouring property. At first floor there is increase in bulk and height of the building yet due to the spacing that exists between the buildings it is not considered that there will be any adverse impact in terms of loss of light and outlook and the window at first floor facing the site appears to be secondary. Roof lights are proposed facing north and these will serve bathrooms. A condition is proposed that all side roof lights are to be obscurely glazed and non opening unless above 1.7 metres finished floor level. This includes the roof lights on the rear projection, (on the north side.)

To the south the existing dormer will remain so not change to the current overlooking to the south at first floor. This serves a bedroom currently and will remain as a bedroom. As stated above the velux windows will be obscurely glazed and fixed shut unless above 1.7 metres finished floor level. The glazing at ground floor on the side of the main dwelling will not result in any additional overlooking than currently exists. The covered side access will not result in any adverse impact.

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 to avoid any overlooking to the south toward the boundary and the rear of the neighbouring property.

Subject to conditions, therefore, it is not considered that the proposed works will result in any adverse impact to the residential amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials to match existing
4. No windows or openings other than those approved shall be inserted into the north or south roof slope or side walls of the building.
5. The roof lights on the north and south roof slope and the north side roof slope of the rear projection shall be obscurely glazed at all times and non opening unless 1.7 metres above finished floor level.
6. The south side window of the rear extension shall be obscurely glazed and non opening unless 1.7 metres above finished floor level.

Informative

1. Proactive with amendments