# Development Management - Delegated Officer Report

**Application Number: AWDM/1919/21 Recommendation – APPROVE**

**Site: 15 & 17 Hill Farm Way, Southwick, BN42 4YJ**

**Proposal: Combined application for proposed single storey rear infill extensions to no.'s 15 & 17 for roof extension with hip to gable barn end extension and 2no. front dormers and rear dormer to no. 15**

**Date of site visit:** 12.10.2021 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application relates to 2no. properties, namely no.'s 15 and 17, both are located on the north side of Hill Farm Way and are semi-detached, hipped roof bungalows on rising ground. The rear garden of no. 15 was formerly higher ground than the bungalow, but has been excavated out in order to have level land of a similar level to the bungalow.

The adjoining bungalow, no. 17 is positioned slightly higher than no. 15 by some 500mm

The street scene is characterised by a mix of bungalows and houses predominantly in semi-detached form. Many of which have been extended in some manner by way of rear, side and or roof extensions to the front and or rear.

**Proposal:**

This application seeks planning permission at no. 15 to provide:-

- Hip to barn-end roof extension;
- Roof extension to rear section of roof;
- Creation of flat roof section to top of roof, measuring approx. 3m x 6.5m;
- Rear dormer measuring approx. 5.7m wide x 3.2m deep x 2.4m high;
- 2no. front dormers each measuring approx. 2.2m wide x 2.7m deep x 1.8m high;
- Infill the ground floor recess between the outrigger section and adjoining neighbouring property no. 17, measuring some 2.2m wide x 3m deep x 2.5m high (to underside of eaves of new roof)

The application also seeks planning permission at no. 17 to provide:-

- Infill the ground floor recess between the outrigger section and adjoining neighbouring property at no. 15, the infill will be a single storey and will have a false pitch roof to the front), measuring some 2.2m wide x 3m deep x 3.3m high (to top of new false pitched roof).

**Consultations:** None

**Representations:** Objection from 2 Hill Farm Cottages

- Object to the rear dormer on 15 Hill Farm Way
- The dormer with be overbearing and out of character
- The dormer will result in a loss of all of our privacy
- The development is only 17metres away (as measured by our laser) from inside our master bedroom and our lounge not the 22metres that we were informed by the planning officer
- The dormer window is too close and will have a negative impact on how we live in our house
- The design of the rear dormer and its windows need to be re thought
- Can supply photographic evidence to support the above
- Privacy, Light and Noise
- Overlooking

**Relevant History:**

AWDM/1645/21 Rear extension incorporating extension of roof to rear, hip to barn end roof extension to side, 2 front dormers and 1 rear dormer. (No.15)
Withdrawn 29.10.2021

AWDM/1660/21 Single storey infill extension to rear. (No.17)
Withdrawn 29.10.2021

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

**Planning Assessment**

**Principle:**

The proposal comprises upgrading 2no. residential properties 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 surrounding area.

**Visual & Residential Amenity:**

The land in and around the site of no.'s 15 and 17 Hill Farm Way is on rising ground, and no. 17 sits on slightly higher land than no. 15, the land discrepancy is approx. 500mm; further, the property to the rear, no. 2 Hill Farm Cottages, is also on higher land.

Each of the adjoining properties at no.'s 15 and 17 have a recess next to their outrigger rear sections and each of the properties will be filling in the recesses abutting/adjoining one another, thereby squaring off the dwelling at the rear.

The roof extension at no. 15, in order to provide a barn end, will also see the rear roof slope stretched in order to assimilate the existing outrigger and the new infill extension. This will not increase the height of the roof, as it will pulled via the use of a flat roof middle section between the front ridge tile and the rear ridge tile. The flat roof element will measure some 3m x 6.5m, and will have 2no. rooflights within it.

This 3m deep stretching of the roof will enable the length, width and height of the dwelling to remain the same, whilst utilizing the area created to provide the internal staircase and landing area etc.

The flat roof at the top of the dwelling will not be readily noticeable from the streetscene, it may be visible from the property at the rear due to rear property being slightly raised in its position, compared to the application site, but it is not considered that it will have a material impact onto this property, or the street scene in general.

The rear dormer at no. 15 will have 2no. windows within it, the smaller of the two is notated on the plan as being fixed non-opening, this window is the closest to the rear neighbour, however, the view from this window and indeed the main window serving this bedroom, to the property at the rear, will be an oblique view. Further, the distance from the smaller window to the nearest corner of the property to the rear, is approx. 17m and the distance from the larger window to the nearest corner of no. 2 Hill Farm Cottages, will be approx. 18m. If the windows were to be principal window to facing directly onto a principal window a distance of 22m would be a general distance required, as the windows within the dormer will be secondary windows, and the view oblique, the distance of 17m is considered to be acceptable.

The infill at no. 15 will contribute to the creation of an open plan living area within the property and the opportunity for providing a wider window area to the rear garden. There will be no material overlooking to the property to the rear from this window, particularly given that the garden land has been lowered and that there is boundary treatment to the rear and an outbuilding of no. 2 Hill Farm Cottages very close to the rear boundary. As no. 17 will also be infilling the gap between no. 15 and their own outrigger, the works proposed at no. 15 will not materially affect no. 17 by way of loss of existing residential amenities etc.

The side elevation of no. 15 will go from the hipped roof to a barn end roof, thereby gabling the majority of the roof. The physical side elevation of the ground floor will not be altered, but the second door closest to the rear garden will be bricked up, leaving only the bathroom windows and the entrance door. The side elevation to the

neighbouring property at no. 11 has reciprocal windows and doors i.e. bathroom windows and entrance door, it also has no windows within the side roofslope facing the application site, and thereby will not be materially affected by the gabling of the roof. As the outrigger will become merged with the recess infill extension it is considered that it would not be unreasonable to condition that no windows be provided in the side elevation of the new development which faces onto no. 11

The proposed dormers to the front, will be small and balanced, being directly above the ground floor windows. The properties on the opposite side of the road are over 20m distant and thereby will not be materially affected by the provision of the front dormers, and the street scene also contains front dormers, therefore the inclusion of front dormers within this development will not be out of character with the locality.

No. 17 will be infilling the recess area between their rear outrigger section and the side boundary. The infill section will directly link into the rear infill section at no. 15 and thereby it is not considered that the infill extension will result in any material harm to no. 15.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. To be carried out as a single development

**Informatives:-**

1. Approved following amendment

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Eve Hearsey Date: 02.12.2021

Authorised by: Peter Barnett Date: 2 December 2021