Mr & Mrs Brand
20 Mill Hill
Shoreham by Sea
BN43 5TH
24/10/2024

Dear Ms Barker

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

Thank you for seeking amendments to the proposed works at 22 Mill Hill.
Although some of our concerns have been addressed, the proposed amended plans are still of great concern to us as follows:

Proposed Works to the Rear Extension as Amended

The existing extension measures 4.5 metres wide by 8.5 metres deep and 4.0 metres high and has a hip ended tiled roof to match the existing dwelling.
The proposal enlarges the extension to 7.0 metres wide by 8.5 metres deep and 4 metres high with a glazed gable ended Standing Seam Zinc Roof.
The use of Standing Seam Zinc on the proposed 7.0 metre wide roof extending 8.5 metres into the rear garden is totally out of character with the existing dwelling and that of neighbouring properties.
As can be seen from the “Comparison Views Document”, The increased scale of the rear single storey addition compared to the existing is considered to detrimentally compete with the scale of the host dwelling and is over-sized for the size of the host dwelling.
Previous proposals to alter and extend the rear extension at 22 Mill Hill have either failed or had to be amended due to concerns in respect of impact on the amenity of the neighbouring properties.
The proposal includes demolition of the rear conservatory and enlargement of the existing rear extension with permanent living accommodation to within 3.8 metres of the south boundary. Large glazed doors are proposed along the south wall stretching 8.5 metres into the rear garden space.
This will add to overlooking from the existing conservatory that is already a problem for us and will now be from principal windows and doors from permanent living accommodation. The conservatory was allowed purely for access to the detached garage conversion (SU/10/06/TP), as explained to us by the designated officer at the time, and no other windows were allowed on the south wall.
With the recently approved application AWDM/1983/20, a decision was made to have the glazed doors on the south side wall of the rear extension removed from the plans and the remaining window obscure glazed.

The change in ground levels between the two properties is notable here, with the application site sitting at a notably higher level than our property.
DMS2 sets out clear guidelines for extensions to existing dwellings to ensure that neighbour amenity is protected. It is submitted that the proposal fails to comply with those guidelines
DMS2 states that principal windows on the side elevation of rear extensions should be a minimum of 6.1 metres from any solid obstruction or boundary. The proposed windows are principal windows within 3.8 metres of the mutual boundary with our property. This is considered to significantly compromise our amenity through the introduction of high levels of overlooking and a loss of privacy, to not only our rear garden but also to principal windows on the rear of our property given the depth of the proposed extension.
This change in ground levels combined with a low boundary fence, means that overlooking into our property from the application site can easily occur.
When approving the last application at the application site (AWDM/1983/20), amended plans were submitted removing the previously proposed south facing bi-fold glazed doors to ensure an acceptable relationship with our property.
The designated officer's report notes: "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"

We are concerned that any windows in the southern side elevation of the rear addition will give rise to high levels of overlooking back to the rear elevation of our property and a number of principal windows. This will result in a loss of privacy and seriously compromise our amenity.

Proposed Works to the Roof as Amended:

We have previously expressed our concerns with the proposed side facing windows on the south roof slope overlooking our first floor bedroom window. This would have an adverse impact on the outlook of a principal window and adversely impact in terms of amenity. In response to our concerns, our neighbours at No 22 have added additional side facing roof windows further overlooking our property and garden areas.
As can be seen from the proposed plans, these roof windows serve the first floor bedrooms of No 22 that already have adequate light and ventilation from the glass doors and windows on the front and rear of the property.
We consider these roof windows are an unnecessary addition and request they be removed from the plans to protect the privacy and amenities of our adjoining property.
There are no facing windows at first floor level on the north side of our property at No 20 Mill Hill.
A previous planning consent (SU/13/88/TP/FP) for our first floor extension included a condition preventing installation of a window or opening at first floor level of the northern elevation. The reason given, to protect the amenities of adjoining properties, confirming windows at first floor level on the side elevations facing adjoining properties are unacceptable to the Council.
It should also be noted from the officer report and decision notice for the recently approved application AWDM/1983/20, a condition was proposed that all approved side facing roof lights will be obscurely glazed and only openable above 1.7 metres from finished floor level.

Please see images of:

- Proposed roof windows on the south roof of No 22 from the first floor bedroom window of No 20 Mill Hill.
- View of existing rear extension at No 22 Mill Hill from the rear window of No 20 Mill Hill.
  It is proposed to demolish the conservatory and extend the existing rear extension with permanent living accommodation to within 3.8 metres of the south boundary with full height glazed doors stretching 8.4 metres into the rear garden.

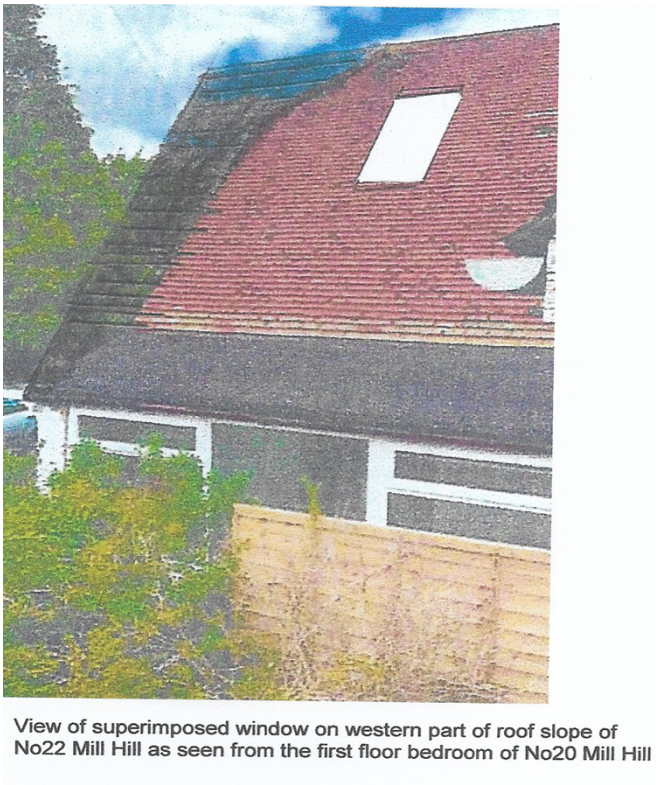
Conclusion:

It is submitted the application requires further amendments of the scheme in order to facilitate an extension at the site including the removal of additional side facing windows and glazed doors to protect the amenities of adjacent and adjoining neighbours.
The proposed works to the rear of the property would result in overdevelopment and impact on residential amenity including overlooking and loss of privacy.
For the reasons set out above, it is respectfully requested planning permission is refused.

If Officers decide to approve the Amended Planning Application, we would kindly request that the Application is called to the Planning Committee for further consideration.

Yours faithfully

Mr and Mrs Brand.



View of superimposed window on western part of roof slope of No22 Mill Hill as seen from the first floor bedroom of No20 Mill Hill



View of existing rear extension at No 22 Mill Hill from the rear window of No 20 Mill Hill