Development Management - Delegated Officer Report

Application Number: AWDM/1257/21 Recommendation – APPROVE

Site: 5 Mill Hill Gardens, Shoreham-by-Sea, BN43 5TN

Proposal: Single storey front extension incorporating roof extension and front roof light

Date of site visit: 03.09.2021 - 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 site is located on the east side of Mill Hill Gardens, Shoreham, and is a detached, hipped roof bungalow. Due to the street being constructed on a hill side, the property no. 5 is on falling land whilst the properties on the other side of the road are on rising land. The dwelling has a rear extension.

Mill Hill Gardens is a Close and comprises a mix of semi-detached and detached bungalows, all of which have a forward 'outrigger' section. Many properties within the street and area have extended their dwellings.

Proposal:

The proposal seeks permission to fill in the gap to the side of the forward outrigger and will also extend the roof forward over the ground floor extension.

The extension will measure some 3.25m deep x 4m wide x 5.2m (to the ridge of the roof).

There will also be a rooflight within the new forward facing roofslope.

Consultations: None

Representations: None received

Relevant History: None

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 a residential property 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 proposed front extension will square off the existing recess with the new elevations being in line with the existing side and front elevations. Further, the hipped roof will also be extended to cover the new infill, and the new roof will follow the plain of the existing roofslopes and will be no higher than the existing ridge of the roof. A window will be put into the new front elevation. Therefore the design of the resultant dwelling will be in keeping with the existing house and its neighbours.

Although the recess is being infilled, its resultant design will not be unsympathetic to the character of the street, particularly as the roof will be extended over the new extension, which will assimilate the extension. The new rooflight will be positioned over the resulting hallway. It is noted that the neighbouring dwelling to the north has rooflights to its front roofslope, which does not detract from the streets character, and nor will the proposed rooflight at the application site.

The neighbouring dwelling to the north, no. 4, would be the property that could be affected by the proposed extension. However, there is a separation between the extension and no. 4 of approx. 3.5m, plus they do not have any windows on their side elevation to be affected by the extension by way of overshadow or overlooking.

It is considered that the proposed forward extension, complete with roof extension over, will not result in any unacceptable harm to the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.09.2021

Authorised by: Peter Barnett Date: 8 September 2021