Application Number: AWDM/1448/20 Recommendation APPROVE

Site: 18 Mill Hill Drive, Shoreham-by-Sea, BN43 5TL

Proposal: Demolition of existing conservatory. Proposed loft conversion including raised roof height, hip to barn end roof enlargement to front (north) and hip to gable enlargement to rear (south) with Juliet balcony, incorporating proposed single storey extension. Dormer to rear (south), plus rooflights to north, east and west roof slopes. Render to all elevations and patio with steps to rear.

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached bungalow situated on a corner plot which is positioned at the junction with Mill Hill Drive to its west and north; and Mill Hill Gardens to the east. Its contiguous neighbours are to the south, being no.'s 16 Mill Hill Drive and 17 Mill Hill Gardens, both of which are semi-detached bungalows. The plot is on sloping land and is a rounded triangular shape, with the 'nose' point to the north, and faces towards the junction of the aforementioned roads. The entrance door to the property faces north; the north elevation is thereby deemed the principal elevation.

The character of the area is one of residential bungalows, although there are two storey properties closer to the west end of Mill Hill Drive near Mill Hill.

Many properties within the near vicinity have roof dormers, rear and or front dormers

Proposal

The application seeks permission to remove the existing rear conservatory (south); and provide ground floor extensions to the front (north) and side (west). The first floor extensions to the roof consist of:-

<u>Ground Floor</u>

- Removal of the existing conservatory and associated steps from the rear (south) elevation;
- The provision of an extension on the east elevation measuring some 11.410m long x 4.105m deep. This extension, although single storey in nature, will have a first floor gable within it, and will have high level windows together with a door;
- Internal alterations to reorder the layout;
- New raised patio together with steps on all three sides of the patio, leading down to the garden area;

First Floor & Roof

- Raise the ridge of the roof by approx. 1m
- Rework the roof to be a raised and larger gable on part of the south elevation, the roof and ridge of which will travel over the new single storey side extension (east), and will have a Sussex hip on the front elevation (north);
- Provide a small flat roof dormer on the roof slope of the east facing gable;
- Provide roof dormer on the south roofslope running a length of some 12m (broken in the middle by the new gable end);
- Various windows within the new roof, including rooflights and a Juliet balcony.

Relevant Planning History: None

Representations: None received

Consultations: None

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide extensions in order to update the existing property.

The key concerns would be the effect onto the existing neighbouring residential amenities and the character of the area in general.

Visual Amenity

Mill Hill Drive, as the name indicates, is on a hill, and the dwelling is positioned facing onto the junction with Mill Hill Drive and Mill Hill Gardens. The dwelling is visible from Mill Hill Drive to the north of the site, and the raised ridge height; widened front gable; and side elevation, would create a dwelling that although more full-bodied would not be out of keeping with the character of the existing site or the wider landscape.

The view of the resultant dwelling from Mill Hill Drive, will have many remaining elements of the original bungalow, but the main change visible from this location would be the raised roof ridge of the Sussex hipped roof extension to the front (north) and the side view of the rear (south) gable roof and dormer.

Having said this, the roof works will not visually impinge onto Mill Hill Drive in a negative manner, indeed no. 2 Mill Hill Drive raised their roof with a first floor extension of their bungalow, which included front and rear dormers in 2007, in order to create a house (ADC/0358/07 refers).

Mill Hill Gardens runs to the other side of the application site (east), and also comprises bungalows. Views of the east elevation of the application site will be viewed from this side. The east extension will be closer to the boundary with Mill Hill Gardens, but the nearest point will be some 2.55m from the top north east point of the extension to the side boundary, and some 3.65m from the bottom south east point of the extension with the side boundary to Mill Hill Gardens.

Currently the bungalow has 2no. windows on the east side, and following the development the side extension would include a high level opening window, serving secondary accommodation, and the distance from the side elevation of the extension to the front boundary of the properties opposite (no.'s 2 & 3 Mill Hill Gardens) will be some 16m

The south elevation faces onto no. 17 Mill Hill Gardens, and although the rear elevation will not be extended, there will be the widening of the property and associated new roof and roof extension including dormer. Dormers are common features in the area and will appear out of character.

It is considered that the resultant application building will be of a complimentary design which will assimilate well into the street scene.

Residential Amenity

The properties that could be affected by the proposal with regard to residential amenity are the contiguous neighbours to the south, namely no. 16 Mill Hill Drive and no. 17 Mill Hill Gardens.

No. 16 is set some 13m to the south west of the rear elevation of no. 18, and no. 16 has a detached garage to the mutual boundary with no. 18. Their amenity area appears to be to the side and behind the garage. Thereby it is considered that their existing residential amenities will not be materially affected by the proposal.

No. 17 Mill Hill Gardens appears to be the most affected by the works as they are located the closest to no. 18 and the dwelling proper. All the works will be some 11m to the side elevation of no. 17 and then between the side boundary and the side elevation of no. 17 is a detached garage relating to no. 17. Therefore it is considered that the ground floor works will be defused by the boundary and the garage, and thereby will not have a material impact onto no.17.

The proposed roof works however could have more of an impact onto no. 17, specifically the full height glazed double doors serving the new first floor bedroom, and the window serving the other new bedroom. The new bedroom window will look over no. 17. The glazed double doors which relate to a Juliet balcony window will largely look over the front amenity area, which is already open to public view, and the side elevation of no. 17, which is quite tight to the side garage and thereby there will be material loss of residential amenity there. The window to bedroom 2 has been amended from the original Juliet balcony as it was considered that a Juliet balcony at this point directly overlooking the small amenity area of no.17 would be unneighbourly particularly when the doors were open and the occupant stood at the space overviewing the neighbouring garden area. The window has been substituted for the Juliet balcony, and although the window can be viewed out of, and the window can be open, it is not as imposing as having someone in view standing at the open door. The window therefore is deemed more appropriate, and will not result in unacceptable harm onto the existing residential amenities of no. 17, particularly as views into the garden are possible already from the ground floor.

The existing conservatory at the rear is to be removed and replaced with a new stepped terrace. It is not considered that it will result in any more overlooking than that experienced from the conservatory.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 01.12.2020

Authorised by: Peter Barnett Date: 1 December 2020