Development Management - Delegated Officer Report

Application Number: AWDM/2036/22 Recommendation – Approve

Site: 38 Mill Hill, Shoreham-By-Sea

Proposal: Application for minor material amendments to vary Condition 1 (approved plans) of previously approved AWDM/1006/22. Amendments: New window to each gable on front and rear elevations. Extension of gable on south side to line through with rear wall. New quoin detailing. Removal of rear dormer and raising of central eaves at rear. Flat roof over garage and ground floor windows to front.

Date of site visit: Visited previously Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached dwelling on the east side of Mill Hill. It enjoys a wide plot and has a double garage, car port and other outbuildings on the northern boundary. Permission has been granted to demolish the existing single storey garage and other outbuildings and to construct a two storey side extension comprising a new double garage, WC and utility rooms on the ground floor with two bedrooms at first floor. On the south side, the catslide roof is to be extended with the eaves raised and a new hipped roof with front gable formed, to provide symmetry with the proposed extension on the north side.

A ground floor extension across part of the rear elevation is also proposed with a new catslide roof extending down over the ground floor, and a new dormer was shown centrally positioned in the new roofslope.

The current application seeks to amend the plans to add a second floor window within the front and rear gables at both ends of the building, to serve a bedroom on the north side and a dressing room and en suite on the south side.

The rear gable on the south side is to be brought further out to line up with the rear of the gable on the north side (an increased depth of 3m). The rear dormer has been removed and the rear catslide roof amended with raised eaves to form a vertical first floor wall with window.

The building is to be rendered throughout at first floor with new quoin detailing. The pitched roofs over the garage and ground floor windows at the front are to be removed and replaced with flat roofs

Relevant Planning History

AWDM/1609/18 - Demolition of north side of existing dwelling and garage to create a site for a new two storey 4 no.bedroom detached dwelling with basement parking and 1st floor rear balcony – approved

AWDM/0219/20 - Two storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, roof extensions comprising hip to gable to north and south elevations and raised ridge. Extension to rear of garage including raised garage roof and addition of mono pitched roof to front. (Amendments to AWDM/1588/19) – No. 36

AWDM/1006/22 - Demolition of existing garage and workshop. Proposed two storey side extension on north side, including new double garage, and ground floor rear extension with additional accommodation within roof space, including rooflights on all sides of roof. First floor and roof extension to south side. Swimming pool in rear garden - approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The proposed amendments are considered to be acceptable in visual terms. The new windows do not materially alter the appearance of the building while the use of render is acceptable in this location where there is a variety of external finishes. The flat roof over the garage and ground floor windows at the front are also considered to be minor changes which are visually acceptable.

The extension of the rear gable on the south side will not be especially noticeable from the street. The raising of the eaves at the rear will also not be seen from the street.

Residential amenity

The new 2nd floor windows have the potential to overlook the neighbouring gardens. The rear window to the south can be required to be obscure glazed as it serves an en suite. The window to the north gable serves a bedroom and will have view across neighbouring gardens but this is not considered to be materially worse than the overlooking from a dormer window in the roofslope, and is considered to be a commonplace situation for which it would be difficult to justify refusal.

No. 36 to the south has recently completed its own extensions and is separated from No.38 at first floor by a ground floor garage and utility. The only windows facing No.38 are both obscure glazed landing windows and it is not considered that it will be adversely affected by the extended gable at the rear, which does not project beyond the rear of No. 36.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows
5. En suite window in rear gable to be obscure glazed

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 9 March 2023

Authorised by: Gary Peck Date: 9 March 2023