Development Management - Delegated Officer Report

Application Number: AWDM/0577/21 Recommendation – APPROVE

Site: 5 Mill Hill Drive, Shoreham-By-Sea

Proposal: Amendment to previously approved AWDM/0694/20 (Conversion of roof space with front and rear dormers, raising of the roof ridge, front facing rooflights and single storey rear extension) to form roof over both the new and existing extensions.

Date of site visit: Visited 10th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Mill Hill Drive. Ground level increases here from south to north. There is a parking area and lawn to the front of the bungalow. Consent was granted in 2017 under AWDM/0352/17 for a front dormer. These plans also showed a rear dormer which was to be constructed under permitted development.

Following this consent was granted in June 2020 AWDM/0694/20 to raise the ridge of the existing bungalow and also add a flat roof front and rear dormer window and a single storey rear extension. The front dormer was similar to that approved previously, but the ridge was to be increased by 0.5 metres. Due to the raising of the ridge proposed the rear dormer could no longer be built under permitted development and required planning consent. The permitted rear extension was shown as 3.8 metres in depth and was to abut a rear flat roof projection currently on the west side. A half hipped roof was permitted with roof light.

The current application is an amendment to the previous consent. The proposed amendment was to include the proposed monopitch roof over the existing extension to form a uniform extension. Amended plans have been received following concerns that the increased roof height adjacent to the boundary impacted upon a side window at the neighbouring property. The amended plans show a hipped roof which slopes away from boundary reducing the height directly adjacent.

Representations

1 representation received in relation to the original plans: -

- Objection due to loss of light, not objecting to the main application but the amendment causes greater concern with significant detriment.
- Object to the mono pitched roof to the existing extension that is directly opposite our kitchen window.
- There would be inadequate daylight and sunlight through this window.

- The application should be refused as this does not meet the test in the BRE guidance and causes adverse impact to neighbours' homes. Neighbouring properties have a right to light.
- The objection is only to the monopitch to the existing extension and not the new extension.
- The pitch to the existing extension does not provide any additional amenity or light to the proposals and should be removed reducing any adverse impact.

Amended Plans: -No representations 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 (February 2019)

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

As stated above the dormers and ridge height increase and rear single storey extension have consent and were previously assessed. The only matter for consideration here is the roof to the existing extension. Amended plans show the monopitch roof replaced with a hipped roof which is shallow and slopes up away from the west boundary. The proposed roof is modest in scale and will not be visible within the street scene it will be built in materials to match existing.

Residential amenity

The main properties to be affected in this case are those either side of the site and to the rear. Nos 3 and 7 Mill Hill Drive and properties in Mill Hill to the rear. The change to the roof will impact upon no. 3 only and the occupiers of this property have objected to the monopitch roof proposed as it was considered that it would limit light received to a side kitchen window. The change to the roof design with a hipped roof sloping up away from the boundary is an acceptable compromise here to limit any loss of light whilst removing the existing flat roof and incorporating the existing extension with the new addition. No further representations have been made and any loss of light here is not considered to be significant and would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 7th June 2021

Authorised by: Peter Barnett Date: 7 June 2021