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Planning Statement

Planning Application AWDM/0219/20

Two storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, and raised patio at rear. 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.

36 MILL HILL SHOREHAM BY SEA WEST SUSSEX

APRIL 2020

Introduction

This planning statement is in support of an application recently submitted to Adur District Council (AWDM/0219/20) for:

A two-storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, and raised patio at rear. With roof extensions comprising hip to gable to north and south elevations and raised ridge., together with an extension to rear of garage including raised garage roof and addition of mono pitched roof to front.

This application is a resubmission of a recently approved scheme (AWDM/1588/19) that also included an additional lower ground floor extension. However, it has come to light that an existing public sewer crosses the site in its vicinity, therefore the scheme has had to be revised.

This latest scheme now deletes any reference to the lower ground floor extension and now includes a new pitched roof configuration, with hipped slopes to the front and back with a raised ridge and 2 gable ends to the north and south sides, all to accommodate 2 additional bedrooms and an additional bathroom.

The proposed two storey front extension, part two storey /part single storey rear extension, and front porch all remain the same as previously approved under AWDM/1588/19.

Site Description

36 Mill Hill is an existing detached house with second floor accommodation. It has been extended a number of times over the years, with a front porch extension and rear extensions to the garage and lounge.

The existing property has a small front gable with a plain tiled hipped roof with rendered and tile hung walls at first level and faced brickwork walls at ground floor level, with white PVC windows and doors throughout.

The property narrower than its neighbours with front car parking and driveway, its rear garden falls away from the property.

The majority of the dwellings in the street are detached containing a wide variety of styles within spacious plots, the properties to the north are set at a higher-level due to the incline of the road.

Proposed Development

Ground floor

The existing ground floor accommodation consisted of a single garage with a utility room attached to the side of the house, a lounge, separate kitchen and dining room, with a cramped WC /shower room adjacent to the front entrance porch.

The proposed ground floor accommodation and improvements include:

- Demolishing the sub-standard utility room to the rear of the garage, raising its story height and forming a small pitched roof over the garage front.
- Removing the existing bay window with walls that line up with the first-floor external walls.
- Forming a ground floor lounge extension 4.5 m deep with an open plan kitchen that gives access to the side utility room. This extension depth has been increased slightly to that previously approved to meet the Southern Water Authority requirements, ensuring the drain is adequately protected.
- A larger porch area open to the hallway.

First Floor

The existing first floor accommodation is three bedrooms, separate wc and bathroom (with no WC).

The proposed first floor accommodation and improvements include:

- A pitched roof rear extension, enlarging the rear bedrooms
- A pitched roof side extension forming a dressing room and ensuite to the front master bedroom and an enlarged family bathroom.
- Stairs within the existing hallway up to the proposed second floor accommodation.

Second Floor

The existing roof is to be replaced with a 45-degree roof configuration forming hipped roof lines to the front and back slopes with gable ends to the sides. The small gable feature over the first-floor bedroom window will remain.

The proposed second floor accommodation and improvements include:

- The formation of a galleried staircase with 2 bedrooms and separate bathroom all within the newly formed roof slopes.

Boundaries and windows

This scheme has been designed with no primary windows on the side elevations:

- The second-floor side bathroom window, bedroom side roof light and stair landing windows are all obscurely glazed.
- The new first floor bathroom window is also obscurely glazed.
- The space either side of the dwelling will remain the same.

Materials

In keeping with other properties in the area, the walls will be rendered, the roof will be artificial slate with grey PVC aluminium joinery throughout.

Planning Policies

The adopted development plan policies are set out in the Adur Local Plan 2017. Policy 15: Quality of the Built Environment and Public Realm states that development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

Development Management Standard 2 produced by Adur District Council – Extensions and alterations to dwellings states: In considering an application for an extension to a house or bungalow one of the main planning concerns is to ensure that the proposal will not have an adverse effect on neighbouring properties. The Council will also wish to consider the appearance of any proposal and the effect on visual amenity.

The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

The National Planning Policy Framework (NPPF) 2019 attaches great importance to good design recognising that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Planning Considerations

The main considerations in the determination of this application relate to the design and impact of the proposed development on the surrounding area and wider street scene and the amenities of adjacent occupiers.

The proposed front extension and side extensions are in keeping, maintaining the distances to the neighbouring properties. These extensions are similar the those already considered and approved previously under AWDM/1588/19.

The proposed windows to the side elevations are kept to a minimum and will not result in overlooking.

The raising of the roof and alterations to the change the roof configuration results in a roof line that is still lower than the ridge of the neighbouring property to the north, no 38. The gabled feature of the proposed roof is a common occurrence within the area.

Conclusion

This has been designed to a high quality and it is considered will not detract from the character of the area and will not have a detrimental effect on neighbouring properties.