Development Management – Delegated Officer Report

Application Number: AWDM/0949/24 Recommendation: APPROVE

Site: 8 Mill Hill Gardens, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension, roof conversion including rear dormer with composite cladding, replacement detached garage.

Date of Site Visit: 10th September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a cul de sac of similar properties. There is a detached garage at the rear and the site is currently being prepared with the rear conservatory removed at the time of the site visit.

Consent is sought to add a single storey, flat roof rear extension set in from the boundaries either side with a step in at a maximum depth of 4.8 metres. The extension is 3.4 metres in height and will provide a kitchen, diner family space. The loft is to be converted with front roof lights and a rear, flat roof dormer. The dormer is to be clad with composite cladding. The existing garage is to be removed and a replacement garage constructed in a similar position of flat roof design.

Consultations:

West Sussex County Council: The Highways Authority : -

This proposal is for a single storey rear extension, roof conversion including rear dormer with composite cladding, replacement detached garage. The site is located on Mill Hill Gardens, an unclassified road subject to a speed restriction of 30 mph. There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The existing single-bay garage will be replaced with a larger single bay garage that meets the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS).
The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, any overspill

parking associated with this development would have to be accommodated on-street. The LHA does not anticipate that the shortfall of two parking spaces would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential amenity impacts.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations: - 1 representation received from the owner/occupier of 23 The Lynchetts stating that they do not have any objections, requesting that the glass in the rear upstairs windows of the dormer be frosted to maintain privacy of the gardens it will look down over.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The rear dormer will not be clearly visible, there are other flat roof dormers to the rear of neighbouring bungalows and visible within the street scene. The cladding will be white which, although different from the adjacent dormer, will not result in any harm and the use of a different colour would not warrant a refusal here.

Velux windows to the front will be visible and will have no adverse impact. The single storey extension is in keeping in scale with the dwelling and will be built with brick to match existing. The replacement garage will be brick to match also and is of a similar footprint and position. It will not be a dominant feature when viewed from the street scene.

Residential amenity

The extension is set in from the boundaries on either side. To the north there is a detached building at the adjacent property along the boundary, this will screen the extension. To the south the proposed replacement garage will screen the extension from the neighbouring property and will have no greater impact than the existing garage. It is also adjacent to a parking area used by the neighbouring property.

The rear dormer will be visible from neighbouring properties, it will face toward the rear of a row of terraced dwellings. However this will be at a distance of more than 22 metres. Therefore there is not considered to be overlooking to such a degree which would require obscure glazing to be fitted. It is noted that a representation requests this but this would not be justified in this case. It should also be noted that a dormer of similar scale, albeit in materials to match, could be built under permitted development which would have the same impact in terms of overlooking.

Highway Matters

WSCC Highways has commented that they would have no concerns with the proposed replacement garage. The building will provide a parking space which meets the required standards, therefore an improvement upon the existing parking provision.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials - brick to match with garage and rear extension and white timber, composite cladding on rear dormer.
4. No additional windows south elevation of the extension.

Is recommendation contrary to letter(s) of representation Y

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: Hannah Barker Date: 16th September 2024

Authorised by: Peter Barnett Date: 16 September 2024