Development Management - Delegated Officer Report

Application Number: AWDM/1749/21 Recommendation – APPROVE

Site: 28 Mill Hill, Shoreham-By-Sea

Proposal: Single storey rear extension and raised patio

Date of site visit: 5th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached residential property on the east side of Mill Hill adjacent to properties of various design and style, many of which are detached. The property is rendered at ground floor and tile hung at first floor. There is a detached garage set back to the south side of the property.

Consent is sought for a single storey extension to the rear adjacent to the boundary with the attached dwelling. Also proposed is a raised patio to the rear of the extension also adjacent to the boundary. Amended plans have been received showing the extension reduced to 3.5 metres in depth to comply with Development Management Standards and the raised patio reduced in scale. Materials to be used will match existing.

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 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 proposed extension and raised patio is to the rear of the dwelling house. The development will not be visible within the street scene and will not impact upon the character and appearance of the locality. The extension is modest in

scale and will be built in materials to match existing. The half hipped roof limits the height of the structure. The raised patio addresses the level change to the rear of the house and will not dominate the existing amenity space.

Residential amenity

Due to the siting of the proposed works to the rear of the property the main impact is therefore on those dwellings either side. To the north is the attached dwelling, this property currently does not have any rear extension. The proposed extension will be built adjacent to the boundary and as amended is limited to 3.5 metres in depth. This complies with the Council's Development Management Standard No. 2 which states that in cases such as this where there is no development adjacent and the properties are attached a maximum of 3.5 metres in depth can be permitted.

The raised patio will also be adjacent to the boundary with the attached dwelling. The plans show the existing 1 metre wall retained and a raised planter set in from this along the boundary. The plans state that proposed and new vegetation will be planted as a screen here. It is considered that this is sufficient for mutual privacy between the properties; it is also not adjacent to the space directly to the rear of the neighbouring dwelling which would be the main privacy space. A condition is attached that this vegetation is planted and retained prior to and after the use of the raised patio to protect the amenities of both occupiers.

The neighbouring property to the south will not be impacted by the proposed development due to the distance from the boundary and the existing garage building screening the proposed works.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north side of the extension
5. Prior to use of the raised patio hereby permitted the raised planter as shown on the approved plants will be constructed and planted with mature vegetation to a minimum of 1.8 metres from the ground level of the raised patio and such planting shall remain in place at all times and be replaced as necessary unless otherwise agreed in writing with the occupiers of the neighbouring property No 30 Mill Hill.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 18th October 2021

Authorised by: Peter Barnett Date: 19 October 2021