

Development Management - Delegated Officer Report

Application Number: AWDM/0536/26

Recommendation – Approve

Site: 1A Mill Hill, Shoreham-by-sea

Proposal: New front porch and other alterations to frontage, including extension of roof to front over garage and addition of vertical 'fins' to parts of front elevation, alterations to windows, removal of wall and steps to front, lowering of ground level at front and new driveway surface

Date of site visit: 16 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey detached house on the west side of Mill Hill on the countryside edge to the west. It has been extended to the south side and has a first floor balcony at the rear. A single storey rear extension was approved earlier in the year.

It is proposed to construct a new front porch and carry out other alterations to frontage, including an extension of the roof to the front over the garage and the addition of vertical 'fins' to parts of the front elevation. It is also proposed to remove a small patio in front of the kitchen and replace two doors with windows, remove a wall and steps immediately in front of the kitchen, lower the ground level in front of the house by approximately 0.3m - 0.45m to provide a more uniform level across the front, provide steps up to the entrance door and resurface the driveway with permeable gravel.

The property is on a sloping site and sits at a lower level than No. 3 to the north and higher than No. 1 to the south.

Relevant Planning History

ADC/0126/10 - Proposed single-storey rear extension (Application for Certificate of Lawfulness) - refused

ADC/0049/09 - Two-storey south side extension including integral garage to replace existing garage (converted to room) and associated alterations - approved

AWDM/0059/21 - Retrospective application for retention of wall to north side boundary. Enlarged decking including increased height to rear garden and enlarged balcony to west elevation – approved

AWDM/0611/22 - Remodelling of existing house, including partial demolition and removal of pitched roofs, to form a part three storey flat roofed dwelling

with roof terraces. Includes new lower ground floor, single storey extension to front, extension to garage, part demolition and new 2 storey extension to north side, excavation of front drive and garden. Timber boarding and render to elevations – withdrawn

AWDM/1573/25 - Single storey rear extension with vaulted ceiling. Conversion of existing garage. Solar panels to South roof slope. Alterations to garden level at rear - approved

Consultations

None

Representations

None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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 proposals are considered to be relatively minor and will not harm the character or appearance of the house or its surroundings. The vertical fins proposed for the southern end of the frontage will rise to eaves height (2 storey) and further fins are proposed further north on a single storey element. Similar features have recently been approved at 7 Mill Hill.

The other alterations are at ground floor and will not have a significant visual impact. The alterations to the ground level and resurfacing of the driveway will provide a more level driveway and will not have a harmful visual impact.

Residential amenity

The works will not adversely affect neighbouring residents as they are confined to the front of the house only and there is good separation to neighbouring houses.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. The resurfaced driveway hereby shown on the approved drawings shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface to a permeable or porous area or surface within the curtilage of the site. It shall include a bound material from the back edge of the highway boundary to prevent gravel overspill onto the highway.

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: 22 June 2026

Authorised by: Louise Prew

Date: 23/06/2026