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GROUNDS OF APPEAL – 56 MILL LANE, SHOREHAM-BY-SEA BN43 5NA

This document sets out the Grounds of Appeal on the Planning Refusal for a Householder Application from Adur District Council ref: **AWDM/0165/17**

We disagree with the LPA's following reasons for refusal;

01. *By reason of its height and bulk, the extension to the south elevation comprising a roof and first floor extension, would be out of keeping with the street scene and prominent in the general locality, to the detriment of the existing neighbouring residential amenities and character of the area. The proposal is thereby in conflict with saved policy AH7 of the adopted Adur District Local Plan and SPG comprising Development Control Standard No. 3 'Extensions and Alterations to Dwellings' and policy 15 of the Submission Adur Local Plan 2016.*
02. *The dormer extension on the north roofslope will be overly large and a prominent introduction that would be incongruous to the existing building and out of keeping with the street scene. The proposal therefore does not comply with saved policy AH7 of the adopted Adur District Local Plan policy AH7, SPG comprising Development Control Standard No. 3 'Extensions and Alterations to Dwellings' and policy 15 of the Submission Adur Local Plan 2016.*

We list below our reasons for disagreeing with the above;

01. This stretch of Mill Lane has a large mixture of different housing types, many detached houses and some semi-detached. The street scene is varied with differing ridge heights and noticeable side and roof extensions. The proposed extension to the south will not be out of keeping with the street scene or prominent in the general locality.
02. The design at first floor has been stepped back by 1m, has a lower ridge height and is in keeping with the design of the original house which follows the SPG on side extensions. No windows face south directly looking onto the neighbouring property. This is an improvement to the existing south bay window which has windows overlooking the neighbour at both ground and first floor level. The side extension does not affect daylighting issues to either neighbour and no complaints from either neighbour have been made.
03. The proposed alterations to the front façade and side extension have been designed to improve the look of the house, the street scene and the character of the area.
04. The dormer roof extension on the north roof slope is set back from the front façade by 2.5m. This is over 7m from the front façade of no. 58 Mill Lane and above their ridge height. The dormer will not affect the neighbour at no.58 and has only been added to provide the head height for the new staircase up to the 2nd floor. It is not a habitable room and provides light only to the stairwell and hallways. A condition could be added for opaque glass if required.
05. The dormer roof matches the roof slopes of the existing house and will be in materials to match which will blend into the roof.
06. Due to no.56 being set back from no.58 and the road, along with the mature trees along the front of both properties the dormer roof will be hard to see. A prominent dormer window can be seen on the south roof slope of no. 29 Mill Lane and an example of a 2 storey extension on the boundary can be seen at no. 27 Mill Lane.
07. The side dormer could be added under permitted development if the overall roof addition is under 50 cubic meters. The south roof addition is 35 cubic meters and the north dormer is 7.5 cubic meters.

08. Our clients have had a model of the property commissioned which shows the proposed roof additions and overall design of the house (below). We feel this highlights the well-designed additions and how the new extensions are sympathetic to the original house. We have also added a hipped roof to the dormer instead of the gable to lessen the impact further – as shown in the planning application drawings.



Photo of front of house



Model of proposed alterations – front view



Model of proposed alterations – rear view



Model of proposed alterations – top/front view