Development Management - Delegated Officer Report

Application Number: AWDM/0321/21 Recommendation – APPROVE

Site: 12 Mill Hill, Shoreham-By-Sea

Proposal: Proposed single storey extension and two storey rear extension.

Date of site visit: 24th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey traditional style dwelling with part hipped roof part cat slide roof to the front with a pitched roof front dormer. The ground level drops to the south and Mill Hill Drive is to the north at a higher level. In Mill Hill properties vary in style and appearance.

There is a driveway to the side of the property leading to a hard stand toward a garage set back to the rear/side of the building. There is a lawn to the property frontage and currently vegetation screens the front of the house from the highway.

To the rear there is a rear cat slide roof with a rear projection at ground floor. The garage is set back beyond the rear of the existing building adjacent to the boundary to the north.

Consent is sought for a two storey rear extension. This is infilling an existing recessed section on the south side of the rear elevation. This will entail a full height hipped roof projecting from the rear.

The existing ground floor utility building will be removed along with the garage. A single storey side extension is proposed to include a main entrance set back to the side with the side extension projecting beyond the rear with side doors opening onto the garden.

The proposal also originally included an enlargement of the front dormer to increase its width. This has been removed from the application as officers considered that the side of the dormers would abut the side eaves of the roof and result in a disproportionate and unsightly appearance. Amended plans have been received showing the dormer to remain as 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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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 two storey extension to the rear will not be visible within the street scene. It will be within a recessed section of the building and although the roof will be increased to the existing ridge, the bulk of the proposed roof will not be excessive and out of scale with the existing building.

The side extension will in part be built within the footprint of the existing garage. It is set further forward to the side of the property than the existing garage however it will remain well set back and subservient in appearance and design. It will be built up to the boundary, however at single storey this is not considered to represent a cramped form of development when viewed from the street scene. The building to the north faces north onto Mill Hill Drive and the side boundary of the site is onto the rear garden of no. 2. There is spacing between the properties.

Residential amenity

The main properties to be affected are those either side of the site. No 10 Mill Hill to the south is adjacent to the side of the two storey rear extension. Adjacent to the boundary is a flat roof extension with no side windows to be affected. There will be no loss of light, privacy or overbearing impact as a result of this extension. The side extension will not impact on the property to the south due to its position in relation to the main dwelling and the existing garage building.

To the north no. 2 Mill Hill Drive as mentioned above has the rear facing toward the side of the application site. There is currently dense vegetation forming the side boundary at the neighbouring site and the existing garage building. The proposed side extension is therefore not considered to have any adverse impact taking into account the existing situation. No side windows are proposed other than the ground floor doors facing the garden and a condition is attached to ensure openings are restricted on both sides of the extensions to protect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevations of the extensions.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 28th June 2021

Authorised by: Peter Barnett Date: 29 June 2021