Development Management - Delegated Officer Report

Application Number: AWDM/0770/21 Recommendation – APPROVE

Site: 2 Mill Hill Gardens, Shoreham-by-Sea, BN43 5TN

Proposal: Proposed single storey rear extension and raised decking.

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Mill Hill Gardens is on rising ground and no. 2 is located on the east side of the road, and slopes down from the road. The rear garden of the property slopes down in level from the front of the property. The dwelling is a semi-detached bungalow with rooms in the roof, and has rooflights on its front roofslope and a flat roof dormer on the rear roofslope. There is also a raised patio area at the rear with a privacy screen to the boundary with no. 1, and steps leading down on the south elevation.

No. 1 has also undertaken a 4m rear extension with raised patio to the boundary with the application site (AWDM/0339/19 refers).

The area comprises a mix of detached and semi-detached dwellings, predominantly bungalows. Many have extended their homes by way of rear extensions and/or roof dormer extensions.

Proposal:

The proposal seeks permission to provide a rear single storey flat roof extension together with rear decking area directly abutting the extension to the rear, and steps leading down from the decking into the garden.

- The extension will measure some 6.25m wide x 4m deep (4.6m including the canopy) x 3.8m high on the south elevation and 2.7m high on the north side.
- The decking will measure some 6,25m wide x 2.4m deep x 1m high.
- Privacy screen 1.8m high to boundary with no. 1 Mill Hill Gardens

Representations: None

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

No. 1 itself has recently constructed a 4m rear extension to the boundary of the application site, therefore as the side wall of the proposal and the neighbouring extension will be side by side, there will be no overshadowing or overlooking. The neighbour's extension also has a raised patio but they have railings as opposed to a privacy screen which could result in overlooking from one to another, but with the application site providing a privacy screen that will not now occur.

The proposal will thereby marry in with regards to the neighbouring property to the north and will not result in any unacceptable harm to the neighbours existing residential amenities.

The separation between the side wall of the proposal and the side elevation of the neighbouring property to the south, no. 3 is more than 8.5m and therefore the proposal will not result in any material harm to that property.

The design of the extension will be in keeping with the existing dwelling and the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Privacy screen

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 25.06.2021

Authorised by: Peter Barnett Date: 25 June 2021