# Development Management - Delegated Officer Report

**Application Number: AWDM/1588/19 Recommendation – APPROVE**

**Site: 36 Mill Hill, Shoreham-By-Sea, West Sussex**

**Proposal: Proposed two storey front extension, part two storey/part single storey rear extension, lower ground floor rear extension and front porch.**

**Date of site visit: 2nd December 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a two storey detached dwelling with flat roof garage attached to the north side and flat roof addition to the south. There is also a flat roof single storey rear extension. The dwelling is dominated by a first floor front gable. There is a large area of lawn to the front and an in/out driveway. The property frontage is in line with the adjacent buildings which are detached two storey dwellings. There are mainly detached dwellings within this street with some semi detached buildings. The properties vary in style and appearance and there is an eclectic mix of properties many of which have been altered and extended. Consent has been granted for a new dwelling adjacent to no. 38 to the north of the site, AWDM/1609/18 in December 2018.

Consent is sought to extend the property in various ways. To the front it is proposed that the ground floor front elevation below the first floor gable will be brought forward flush with the gable (removing the existing bay.) A first floor addition is to be created adjacent to the gable over the existing flat roof extension with a slight side projection beyond the existing side elevation to form a new front elevation with grey tile hanging a feature glazed window and extension of the existing ridge to the south. A porch is also proposed to the front. A dummy pitch roof is also proposed to the front of the existing garage on the north side of the building.

To the rear a single storey extension is proposed with part first floor addition. The ground floor is to extend to 4 metres in depth with the first floor above extending by 2 metres. The ground floor section is also proposed to wrap around to the rear of the existing garage to provide a utility room.

In addition a lower ground floor (underground) development is proposed partly under the existing single storey extension and the rear garden. There will be internal stairs between the ground floor and lower ground floor and there will also be external stairs from the garden into a courtyard to the lower ground floor accommodation.

**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)

**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 appearance of the dwelling when viewed within the street scene will alter both in terms of increased scale and also a change in design, character and use of materials. The scale of the works is considered in this case to be acceptable. The increased bulk to the front with rear and side additions are in keeping and subservient to the main dwelling. The house as existing is narrow and there is space within the width of the plot to increase the scale here without any detriment to the street scene. Spacing will still remain between dwellings and the works are not considered to represent over development.

The change in design to the front with the removal of the bay, new feature window, first floor addition and change in materials to grey vertical tile hanging and artificial slate roof tiles will be acceptable in this case. The changes will add to the variation within the street scene and enhance the appearance of the existing building. The front ground floor and rear ground and first floor are to be rendered to match existing, the building will appear upgraded and contemporary.

**Residential amenity**

The main properties to be affected are those either side of the site, no. 34 to the south and no. 38 to the north. As stated above no. 38 has consent for a new dwelling beyond the existing building at no. 38. Therefore no. 38 adjacent to the application site remains unchanged. There is a lounge window at ground floor at no. 38 facing the application site toward the front of the site. There will be no significant impact upon this window as the main works are to the rear and on the southern side of the building. The only concern here is the additional first floor window which has been conditioned below to be obscurely glazed to avoid any loss of privacy here. A condition is also attached to ensure that no additional windows are inserted in this elevation. The rear extensions are set in from the boundary and there is spacing between the mutual boundary and no. 38 therefore there is not considered to be any loss of light or overbearing impact in this case. The relationship is acceptable in this

case and therefore there will be no significant detrimental impact subject to the safeguarding conditions set out below.

To the south there is spacing between the mutual boundary and the site of the rear extensions. As the first floor extensions are limited to 2 metres and the single storey extensions 4 metres this relationship is considered to be acceptable. The side elevation of no. 34 is blank and therefore there are no windows to be affected in this case.

The under ground/lower ground floor addition is of no concern here with regards to residential amenity it will have no adverse impact it will not be visible from neighbouring properties.

It was noted whilst carrying out the site visit that there is a large structure being constructed in the rear garden of the application site. It is not clear what is proposed here, its use and dimensions. Details have been sought from the applicant's agent and this matter will be dealt with separately if planning consent is required in this case.

**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 elevation of the extension.
5. The first floor windows in the north and south side elevation of the building shall at all times be glazed with obscured glass.

**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: Hannah Barker Date: 9th December 2019

Authorised by: Peter Barnett Date: 9 December 2019