Expiry Date – 15th January

Development Control – Delegated Officer Report

Application Number: AWDM/1436/12 Recommendation – APPROVE

Site: 26A Mill Lane, Shoreham

Proposal: **Front extension to garage and conversion to habitable room**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house built in the late 1940's on the north side of Mill Lane close to the junction with Victoria Road. The property has a prominent front gable and has its front door on its west side, behind which is a parapeted fat roof garage with rear garden gate adjoining. The property sits well back from the road behind No. 28 and has a staggered front building line which recedes from the frontage. The property is set in mature grounds.

It is not a listed building but is in The Shoreham Conservation area, along with No.28. There is a protected Yew tree in the bottom of the rear garden.

The proposed front extension to the garage measures 800mm in depth and is 2.8 metres wide. It is proposed with a mock pitched roof with a maximum height of 3 metres. The extension facilitates the conversion of the garage into a study room with utility behind. A door is proposed in the side wall of the garage in place of a window. This is not an alteration that requires planning permission. The extension is not the full width of the existing side addition/garage and does not extend in front of the existing WC window, ensuring access to the front door is not obstructed.

Relevant Planning History

SU/264/02 – First Floor rear extension. Granted 23.1.03

SU/8/95 – Rear conservatory. Granted 10.3.95

307/55 – New W.C and extension to Garage. Granted 22.11.55

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Adur District Conservation Advisory Group: No objection, approve.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4, AB6, and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings'.
South East Plan (GOSE 2009): BE6 and CC6.
Shoreham By Sea Conservation Area Appraisal

Planning Assessment

Principle

Where extensions are well designed, preserve or enhance the appearance of a conservation area and cause no neighbour amenity issues they are generally acceptable.

Conservation Area/Visual Amenity

Policy AB4 of the Adur District Local Plan requires extensions within conservation areas to be of a high standard of design and construction materials in order to preserve or enhance the character and appearance of conservation area.

The proposed extension is very modest in scale. It is a peculiar little extension designed apparently to meet the internal needs of the applicant over aesthetics. The house is set well back from the road and the garage even further back into the site and obscured by an angled planted boundary. It will be little noticed from the road and as a consequence could not be considered harmful to the appearance of the conservation area, preserving its character at least.

Residential amenity

The extension is proposed close to the back of No. 28 Mill Lane but is so modest in scale that neighbour amenity will not be affected. The high screen hedge between the two properties will, if to remain, largely hide the extension from the view of occupiers at No. 28, at least from the ground floor.

Other issues

The loss of the garage is not significant in highways terms. Car parking for three cars is available in the front garden.

Recommendation

APPROVE for the reason:-

The proposed development would preserve or enhance the character or appearance of the Conservation Area and would not detract from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the National Planning Policy Framework, the 'saved' policies of the Adur Local Plan (AG1, AH7, AB4, AB6, and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings') and South East Plan policies (BE6, CC1 and CC6).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External materials to match existing

Informatives

1. Contaminations
2. Positive and Proactive

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 3/1/13

Authorised and signed by: PD Date: 4.1.13