Development Management - Delegated Officer Report

Application Number: AWDM/1559/18 Recommendation – APPROVE

Site: 38 Mill Hill Drive, Shoreham

Proposal: Proposed upper ground floor rear extension to east elevation.

Date of site visit: 12th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow in north Shoreham with a significant reduction in ground levels from the street to the front to the rear of the property from west to east. To the rear of the site there is an elevated patio area with steps leading down to the rear lawn. Due to the change in levels there is a rear lower ground floor enclosed storage area.

Consent is sought to extend the property to the rear with an enlarged kitchen/dining space with gabled roof. The extension is to project from the existing hipped roof and is 3.2 metres wide, 3.8 metres in depth with a height of 5.5 metres from the lower level to the rear of the building.

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 (July 2018)

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 extension is not visible from the street to the front of the property however due to the elevated position of the bungalow the rear extension would be visible in distance views due to the topography of the land to the rear of the

site. Within the general context of the surrounding built environment the rear extension will have no significant adverse impact. It will be built in materials to match existing, it is not overly large and is subservient to the main dwelling.

Residential amenity

Due to the position of the proposed extension on the northern side of the property the main property to be affected is that adjacent to the north, no. 40 Mill Hill Drive. To the south no. 36 has a rear projecting conservatory. Despite the proposed extension projecting beyond the rear of the existing rear elevation and being visible from no. 36 there will be no direct detrimental impact. The existing balcony area at the application site separates the extension from no. 36, there is also a driveway to the southern side providing more separation between these properties.

No. 40 to the north is in close proximity to the application site and the proposed extension is near to the boundary. There is a side dormer at no. 40 which faces onto the side roof slope of the application site. This currently results in over looking to the rear amenity space at no. 38. The rear projection would create a barrier to allow for a more private external raised patio at the application site.

The ground floor windows adjacent to the boundary of the site at no. 40 will be impacted by the raised, rear projection. However this is not considered to be to such a degree to warrant a refusal in this case. Despite the elevated position of the extension there is a set in from the boundary and the extension is limited to 3.8 metres in depth. On balance the proposal can be supported, a condition is attached to restrict any additional opening on the north side elevation.

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 elevation of the extension.

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: 13th November 2018

Authorised by: Peter Barnett Date: 15 November 2018