Expiry Date – 22.3, ppa agreed to 6/4

Development Control – Delegated Officer Report

Application Number: AWDM/0059/21 Recommendation – Grant

Site: 1A Mill Hill, Shoreham

Proposal: **Retrospective application for retention of wall to north side boundary. Enlarged decking including increased height to rear garden and enlarged balcony to west elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/3

Site and Surroundings

This application relates to a modern two storey detached house on the west side of Mill Hill. The rear garden boundary is on the built up area boundary and adjoins open countryside.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to retain changes made to the rear garden including raised decking and a slate covered north side wall.

An existing central first floor balcony has been extended to a maximum depth of 3.59 metres and a width of 4.2 metres. It is 'stilted' with a covered seating area underneath. It is proposed to enclose it with 1200mm high glass balustrades. The application has been revised since first submitted to show a 1700mm obscured glazed privacy screen on the north side of the balcony.

Relevant Planning History

ADC/0126/10 - Proposed single-storey rear extension (Application for Certificate of Lawfulness). Refused 21.5.10

ADC/0049/09 - Two-storey south side extension including integral garage to replace existing garage (converted to room) and associated alterations. Granted 4.3.09

Consultations

None undertaken.

Representations

Objection from No. 3 summarised as:

1. Loss of privacy from balcony to garden and house.
2. Balcony large enough to accommodate many people leading to noise nuisance.
3. Loss of privacy from raised decking
4. No objection to north side wall but poorly finished on 3's side and unsightly as a result.

Occupiers of No 1. have confirmed they have no objection to the application.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The works are all at the rear. The balcony is large but is set well away from neighbour boundaries and the rear countryside boundary. The development will not be harmful to local character.

Neighbour amenity

The new northern boundary wall protects neighbours at No. 3 from being overlooked from activity in the garden and from the raised deck areas. It is well above head height.

The balcony is large but is positioned 15 metres off the northern boundary and 10 metres off the southern boundary**.** No. 1, to the south, does not object to the proposal. Palm trees on the shared boundary providing some screening from the balcony.

The plans have been amended to show a 1.7 metre high obscurely glazed screen on the north side of the balcony. A condition requiring this privacy screen to be erected prior to first use is recommended.

On this basis no significant loss of neighbour amenity will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. The 1.7 m high, obscurely glazed, privacy screen for the north side of the balcony shown on the revised drawings shall be erected prior to first use of the balcony and retained thereafter.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The neighbour at No. 3 has pointed out that that the north side wall is poorly finished on their side. This is a private matter but please raise it with your client in the interest of good neighbour relations.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 30.3.21

Authorised and signed by: Peter Barnett Date: 1 April 2021