Development Management - Delegated Officer Report

Application Number: AWDM/1006/22 Recommendation – Approve

Site: 38 Mill Hill, Shoreham-By-Sea

Proposal: Demolition of existing garage and workshop. Proposed two storey side extension on north side, including new double garage, and ground floor rear extension with additional accommodation within roof space, including rooflights on all sides of roof. First floor and roof extension to south side. Swimming pool in rear garden.

Date of site visit: Visited previously in connection with AWDM/1609/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached dwelling on the east side of Mill Hill. It enjoys a wide plot and has a double garage, car port and other outbuildings on the northern boundary. It is proposed to demolish the existing single storey garage and other outbuildings and to construct a two storey side extension comprising a new double garage, WC and utility rooms on the ground floor with two bedrooms at first floor. It will have a front gable with hipped roof to the side. On the south side, the catslide roof will be extended with the eaves raised and a new hipped roof with front gable formed, to provide symmetry with the proposed extension on the north side.

A ground floor extension across part of the rear elevation is also proposed with a new catslide roof extending down over the ground floor, and a new dormer centrally positioned in the new roofslope.

Relevant Planning History

AWDM/1609/18 - Demolition of north side of existing dwelling and garage to create a site for a new two storey 4 no.bedroom detached dwelling with basement parking and 1st floor rear balcony – approved

AWDM/0219/20 - Two storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, roof extensions comprising hip to gable to north and south elevations and raised ridge. Extension to rear of garage including raised garage roof and addition of mono pitched roof to front. (Amendments to AWDM/1588/19) – No. 36

Consultations

None

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 existing plot is wider than many others in the street and there is a wide gap at first floor level with No.40 to the north currently which will be closed. However, a 1m gap to the boundary will be retained. While this end of the street does have greater widths between dwellings currently, there are examples of properties which are closer together, such as between Nos 32 and 34, 24 and 26 and between Nos 14-22.

When the overall street scene is taken into account, it is not considered that the closing of the gap to No.40 is visually harmful in itself and the extension will not appear to be unacceptably cramped. The plans have been amended during the course of the application to lower the eaves slightly which helps to break up the roof line and reduce the bulk slightly.

The previous permission for the new detached house in this location should also be taken into account (now lapsed). This proposal will result in a more integrated design which is sympathetic to the original property. It will be a wide dwelling but there is variety in the street scene, including a wide dwelling at 1A. The proposal is considered to be acceptable in visual terms.

The proposed swimming pool is to be constructed in the rear garden on generally level ground and will not involve significant changes to levels. It is to be open with no building over it and is likely to be permitted development.

Residential amenity

The main affected dwelling is No.40m to the north. That house currently enjoys a separation of about 8.5m to the first floor side of No.38 and the extension will increase the bulk and massing of built form along the side of No.40.

That property has 3 stained glass kitchen windows and a larger clear glazed window on the south side at ground floor facing the site. The rooms all serve

the kitchen/breakfast area and it is acknowledged that light and outlook (to and from the larger window) will be reduced as a result of this development. However, the windows serve a room which runs from the front to the rear of the house and which is also served by front and rear windows and a glazed door. While light will be reduced, it is considered, on balance, that sufficient light will still be gained from the front and rear windows to make the impact from the proposed extension acceptable. The previous proposal for a new dwelling was similarly considered to have an acceptable impact.

At first floor, the affected windows both serve bathrooms/ensuites and are obscure glazed. No serious harm will result. A corner window at the front of No.40 may be affected and some loss of view may occur, which is not a planning matter. Sufficient light will continue to reach the affected room as a result of the large windows to the front.

The extension will project beyond the main rear wall of No.40 but does not project beyond a 45 degree line from the nearest ground floor windows of that property and should not therefore compromise outlook or light.

No. 36 to the south has recently completed its own extensions and is separated from No.38 at first floor by a ground floor garage and utility. The only windows facing No.38 are both obscure glazed landing windows and it is not considered that it will be adversely affected by the first floor and roof extension on the south side of No.38. Proposed side rooflights are high up on the roofslope and should not result in a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows

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

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.

Case Officer: Peter Barnett Date: 23 August 2022

Authorised by: Stephen Cantwell Date: 23 August 2022