Development Control – Delegated Officer Report

Application Number: AWDM/1815/14 **Recommendation – REFUSE**

Site: **24 Mill Lane, Shoreham**

Proposal: **Single storey flat roof side extension**

Date of site visit: 10.02.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a corner plot located to the west of The Close and to the north of Mill Lane. The Shoreham Conservation Area boundary runs parallel to the application site on the opposite side of Mill Lane; the application site is therefore located just outside the Conservation Area. The road comprises a mix of terraced house on smaller plots and larger two storey semi-detached and detached houses on larger plots. The property forms one half of a pair of semi-detached two storey dwellings which have a uniform appearance characterised by their projecting two storey bay window features, brick detailed arched entrance doors, front chimneys and brick quoin detailing.

This application seeks planning permission to construct a single storey extension to the easterly side of the dwelling. The proposed extension would be staggered with the longer section extending 9 metres in length and the length of the existing dwelling to the east. The smaller part of the single storey easterly side extension would measure 5.6 metres in length and would be located 0.1 metre from the close boarded fence to the eastern boundary. The proposed extension would incorporate a total width of 5.7 metres in width and 3.3 metres when measured from the lower driveway land level. The front wall of the extension would incorporate brickwork to match the frontage of the existing dwelling, a parapet wall detail with brick on the edge and tile coursing to match the existing property. To the easterly side and rear the walls of the extension would incorporate white painted pebbledash render with a low brick plinth detail to match the existing dwelling house.

The proposal would involve the removal of an existing timber tree house and tree located within the easterly side garden of the property and the demolition of a small single storey outrigger to the rear of the existing dwelling. The plans show that a new gate would also be installed in the existing easterly close boarded boundary fence to provide access to The Close.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house. The main considerations that require assessment are the impact of the proposed extensions on the visual amenities of the area and to the occupiers of neighbouring properties.

Visual amenity

The application site lies just outside of the Shoreham Conservation Area boundary which runs parallel to application site on the opposite side of Mill Lane. The road therefore has a pleasant character and appearance which is lined by some flint, rubble and stone walls and a mixture of trees along the frontages of the residential properties. The dwelling is an attractive two storey property which has some interesting features such as the two storey bay window features; brick detailed arched entrance doors, front chimneys and brick quoin detailing.

Most aspects of the dwelling are visible from the road due to corner plot location and the open plan nature of the frontage of the site. The proposed single storey extension would incorporate a total width of 5.7 metres which would exceed over half the width of the original dwelling house. It is considered that the proposed extension would appear particularly wide when viewed with the existing dwelling from Mill Lane and there would be no visual break between the front of the original dwelling and the proposed extension as the front wall of the extension would extend in line with the front wall of the dwelling. The proposed extension would also extend up to the boundary fence to the easterly side of the site and diminish the sense of spaciousness between the application property and road when viewed from the corner of The Drive and Mill Lane. It is therefore considered that the proposed extension would appear unsympathetic in terms of scale, design and appearance with the original dwelling house and adversely affect the visual amenities of the area.

Officers raised the above concerns with the Applicant at the early stages of the application and suggested reducing the width of the extension and setting the front wall of the extension back from the front wall of the original dwelling house so that the proposed extension would appear more visually sympathetic to the existing dwelling and when viewed from the street scene perspective. After several attempts by Officers to negotiate the submission of amended plans, the Applicant advised that amended plans would be submitted by 24th April 2015. Amended plans have still not been received at the time of writing this report and as no further responses have been received from the Applicant subsequent to the follow-up emails sent by Officers it is

considered necessary to progress with this application. Officers are therefore minded to refuse this proposal on the basis of the original plans submitted and for the visual amenity reasons outlined in the assessment above.

Residential amenity

As the proposed extension would be located to the easterly side of the property it would be well distanced from any neighbouring occupiers to the east by The Drive. The proposed rear set of doors would be distanced to the northerly neighbouring garden by 14.5 metres and given the separation distance involved it is considered that the proposed extension would cause no loss of privacy to the amenity of the northerly neighbouring occupiers.

Recommendation

REFUSE for the reason:-

The proposed extension by reason of its width, bulk and proximity to the easterly boundary of the site would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1 and AH7 of the Adopted Adur District Local Plan 1993-2006, and the NPPF.

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

Case Officer: Rebecca Tier Date: 11th May 2015

Authorised by: Jo Morin Date: 12.05.2015