Development Management - Delegated Officer Report

Application Number: AWDM/0773/25 Recommendation – Approve

Site: 7 Mill Hill, Shoreham-by-sea

Proposal: Demolition of utility room and conservatory, alterations to existing fenestration, single storey wraparound extension with terrace over on west side and new patio.

Date of site visit: Seen in connection with AWDM/0146/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the west side of Mill Hill within a large plot. Mill Hill rises from south to north and No. 7 is therefore on higher ground than its neighbour No. 5 to the south.

Five applications have been submitted for various development which are set out in the history below. The application for a replacement dwelling (AWDM/0146/25) is being held in abeyance while the remaining four applications are considered. These relate to the extension of the existing dwelling rather than its replacement and comprise various elements, some of which may be able to be carried out as permitted development.

The application subject of this report is for the demolition of the utility room on the east side and the conservatory on the west side and to construct a single storey flat roofed wraparound extension on the south and west sides. A terrace is proposed over part of the west side extension and a new patio is shown to the south and west of the extension.

The extension measures 7.9m deep on the west side and 4.2m wide on the south side. It is to be finished predominantly in cream longline bricks with white render to match existing on the east elevation.

Relevant Planning History

AWDM/0146/25 - Proposed erection of a replacement dwelling, following demolition of the existing property and 2 no. associated garage buildings – pending consideration.

AWDM/0772/25 - Application for a Lawful Development Certificate for a Proposed single storey side extension – pending consideration

AWDM/0774/25 - Roof alterations and extensions, including gable ends to east and west elevations, first floor extensions to north elevation, raised eaves and alterations to south roofslope, PV panels to south roofslope, demolition of utility room, changes to fenestration. Demolition of existing garages and

construction of new proposed gym/ pool house, new swimming pool– pending consideration

AWDM/0849/25 - Householder Application for Permitted Development for prior approval for a single storey Rear extension, measuring 7.84m from Rear wall of the original house, maximum height 3.57m and height of eaves of the extension 2.98m. To include 2no rooflights and rear bifold doors – pending consideration

Consultations

None

Representations

Representations received from the occupiers of 30 Mill Hill:

It is not clear whether the applicants intend to implement only one of these four proposed applications for extensions and alterations to the existing building, or a combination of the four. The proposals have not been brought together on a single drawing. Therefore, it is quite difficult to get an impression of the full extent of the proposals as there is no combined drawing and misleading to apply for each item separately if the intention is to complete all of the proposals.

Therefore, if Officers are minded to approve the proposals, it should either be subject to a condition requiring only one of the four proposals to be implemented, or Officers should require an additional drawing submitted with the applications showing the combined effect of the full proposals. Any permission should also be subject to conditions preventing removal of any of the existing mature vegetation within the site.

Occupier of 3A Mill Hill has written in support of the application.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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 west side extension is large in terms of its depth but the extensive garden is able to accommodate such an extension without it feeling cramped or overdeveloped. The extension will not project beyond the line of the existing garages to the north and, while it will add a substantial increased footprint, the character of the existing dwelling and that of its surroundings will not be adversely affected.

Residential amenity

The dwelling is located within a central position within the plot in terms of distance to the north and south boundaries and is therefore well separated from its neighbours. There is currently a distance of 13.5m to the boundary to the south with 5 Mill Hill and this will be reduced to around 9.5m. Ground floor openings are shown on the south side of the extension which will replace existing openings on the same side. While these will be closer to the boundary, the separation distance and ground floor nature of the openings means that no loss of amenity should occur.

The west facing terrace is shown as being around 13.5m from the southern boundary and with a 1.8m high obscure glass screen on the north and south sides. No loss of privacy will therefore occur.

To the north, No. 9 is 36m from the west extension and is separated by a pair of garages within No.7's garden. There will be little impact on the amenities of No.9.

Other Matters

With regard to the representation received from the occupier of 30 Mill Hill, the individual applications have to be considered on their merits and, while there may be a combination of extensions added to the property, it is not reasonable in this case to impose a condition requiring only one of the four applications to be implemented. There is also no suggestion in the applications that existing vegetation on the site is to be removed and a condition is not therefore considered to be necessary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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: Peter Barnett Date: 9 September 2025

Authorised by: Louise Prew Date: 10/09/2025