Development Management - Delegated Officer Report

Application Number: AWDM/0774/25 Recommendation – Approve

Site: 7 Mill Hill, Shoreham-by-sea

Proposal: 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.

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 roof alterations and extensions, including raising gable ends to the east and west elevations with extensive glazed areas within the new gables. First floor extensions are proposed to the north elevation to form projecting gabled features over existing sloping roofs. On the south elevation the roofslope is to be altered by removing an existing dormer and a gabled projection at the east end, replacing them with a pitched roof with raised eaves and a central gable feature. PV panels are also proposed to the south roofslope. On the east side, the utility room is to be demolished.

Also proposed is a detached gym/ pool house on the north boundary to replace the existing garages, with a new swimming pool to the west of the pool house building.

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/0773/25 - Demolition of utility room and conservatory, alterations to existing fenestration, single storey wraparound extension with terrace over on west side and new patio– 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

Representation 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.

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 roof extensions and alterations are quite extensive and will result in a larger roof mass which will change the character of the property. However, the new roof will not have a higher ridge than the existing dwelling. The new gable ends will have some impact when viewed from Mill Hill road to the east and in more distant views to the west, where the elevated nature of the property makes it visible from the Shoreham flyover, for instance. The large areas of glazing will add to the impact, but it will be mitigated to some extent by the provision of timber louvres which partly screen the edges of the glazed area.

The pool house/gym is a modest flat roofed building which will replace two pitched roof garage buildings. It will be 4m high at its highest point at the southern end and 3.2m high on the north end due to the sloping ground. The building will be finished in cream longline bricks.

Overall, while large, the extensions are not considered to represent an overdevelopment of this property within this large plot. A number of dwellings in Mill Hill have undergone extensions and alterations in recent years and there are large properties along the west side of the road, including 1A Mill Hill to the south which has a contemporary appearance of white render and grey roof, similar to the materials proposed here.

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 first floor openings are shown on the south side which will replace existing openings on the same side these are shown as being obscure glazed and no loss of amenity should occur. No. 5 has a first-floor clear glazed window within a dormer towards the rear of that property.

To the north, No. 9 is 36m from the property. New windows on the north elevation are shown as being obscure glazed other than a dressing room window at the west end. Given the distance involved, no harmful overlooking will occur and 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
4. Timber louvres

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