Expiry Date - 10/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1034/22 Recommendation – Approve

Site: 4 Mill Lane Shoreham-by-sea West Sussex BN43 5AB

Proposal: Proposed single storey side and rear extensions

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the northern side of Mill Lane, Shoreham. There is a detached garage located to the rear/side of the property with access onto Mill Lane. The garage projects beyond the rear elevation. There is a 1m high boundary fence that runs more than half the garden area which is sited between the subject property and No. 4 Mill Lane. In addition to this there is also a 1.8m high fence on the boundary between No. 4 and the neighbouring property at No. 6 which starts at the front of the garage of No. 6 and continues to the rear of the garage of No.6

The property at No. 2 is semi-detached with a single storey conservatory extension.
The property at No. 6 is detached with a large rear dormer extension and there is a detached garage located to the rear/side of the property.

The surrounding area is residential with a mix of detached, semi-detached and terraced. The property lies just outside/opposite Shoreham conservation area.

The proposal is for a single storey side and rear extension which will be set back from the front elevation by 1.6m and run along the side elevation. The extension will continue 2.7m beyond the rear elevation and wrap around 6.6m wide. This part of the extension will be set away from No.2 boundary fence by 4.9m. The height of the extension will be 3.6m with a pitched roof. There will be 3 roof lights in the side elevation and 2 in the rear elevation.
The proposal will include a 2.1m high boundary wall with timber gate which will be sited to the side of the property on the boundary with No.6 and set in line with the house. There will be a 1.2m wide recessed area located behind this wall which will be used as a bin store.

Relevant Planning History:

There is no planning history.

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Consultations:

- The Adur District Conservation Advisory Group were notified of the planning application – No objection
- Environmental Health were notified of the application – No objection
- The Private Sector Housing on behalf of Environmental Health were notified of the application – No objection
- Highways where notified of the application – No objection

Representations:

There were 14 notifications sent to the adjoining occupiers. No representations have been received as of the time of writing this report.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The subject property is located on the northern side of Mill Lane and is semi-detached. The proposal is for a single storey side and rear extensions and is considered by way of its size, design and location will not impact on the subject property, the character of the neighbouring properties or the street scene as the side extension which can be seen from the front will be set back by 1.6m and the wall which will be 2.1m high with a timber gate is set back from the front boundary by 9m+. It is felt that there would be no adverse impact on the character of the property or the visual amenities of the adjoining occupiers in the locality as the result of the proposal.

Residential Amenity

The proposal is for a single storey side and rear extension which will be set back from the front elevation by 1.6m and run along the side elevation. There will be a 0.8m wide gap between the subject property and the boundary of No.6. The extension will continue 2.7m beyond the rear elevation and wrap

around 6.6m wide. This part of the extension will be set away from No.2 boundary fence by 4.9m. The height of the extension will be 3.6m with a pitched roof. There will be 3 roof lights in the side elevation and 2 in the rear elevation. The proposal includes a 2.1m high wall to the front/side of the property which is set back from the main road by 9m+. It is considered that the proposal by way of its size, design and siting would not have an overbearing impact on the residential amenities of the adjoining occupiers and is considered acceptable.

Overshadowing/Light Impacts

There will be some overshadowing/loss of light to the property at No. 6 due to the suns orientation however it is felt that the proposal will be built in line with this Council's Supplementary Planning Guidance document "Development Management Standard No.2 on Extensions and Alterations to Dwellings 2 which states that "it is not essential for every room to have an outlook and good natural daylight on semi-detached dwellings single storey extensions should normally be no deeper than 3.5m. It is considered that the proposal which is single storey, set back from the boundary of No.6 by 0.8m, the 1.8m high boundary fence and the fact that the side elevation at No. 6 has an access door all which minimise the negative effects of the overshadowing or loss of light or overshadowing.

Privacy and Overlooking

There will be a high level window and door in the side elevation which will face the 1.8m high boundary fence with No.6 which also has a door on the side elevation. There will be a window in the front elevation of the proposed extension which will look out onto the main road which will be similar to the existing front windows of the existing property and to the rear there will be an additional window and door facing out onto the garden area. It is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No's 4 and No. 6. As the proposal is adequately set away from all boundaries.

Highways and Parking

The proposal is to remove the existing garage, however the existing parking arrangements to the front of the property with access onto Mill Lane remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 18th July 2022

Authorised by: Gary Peck Date: 11 August 2022