PLANNING STATEMENT – AWDM/1006/22

Proposal	Demolition of existing garage and workshop. Proposed Side extension and partial rear extension with additional accommodation within roof space. Proposed Swimming Pool to rear garden.
Location	38 Mill Hill. Shoreham by Sea.

June 2022

1. Amount

The proposal is to demolish the existing single storey garage and workshop of 38 Mill Hill, which run on the Northern boundary adjacent to 40 Mill Hill. The Proposed new Garage / WC and Utility rooms to replace the demolished garage and workshop will be approximately 1.1m from the Northern boundary at the front and slightly increasing at the rear where the existing boundary fence runs. This will extend to the First Floor and the roof will be gabled to the front with the pitch running front to back parallel with the boundary, this is to match the proposed / adapted gable to the right.

The rear elevation will return at Ground Floor only and match in line with the existing dining room wall, it is not intended to increase beyond the existing rear wall line.

The existing cat slide roof to the Southern elevation will be adapted and the eaves taken up to run through at the same level as the front (West) and Side (North).

	Existing Areas	Proposed Areas
Ground Floor	141msq / 1517ftsq 63msq / 678ftsq (Garage / Workshop	208msq / 2238ftsq
First Floor	99msq / 1065ftsq	209msq / 2249ftsq
Second Floor	65msq / 700ftsq	103msq / 1108ftsq
Total	368msq / 3960ftsq	520msq / 5595ftsq

	New Build	Conversion of 38 Mill Hill
Approved application	323msq / 3475ftsq	217msq / 2335ftsq
Total		540msq / 5810ftsq
Proposed Application		520msq / 5595ftsq
Proposed Application has less floor area than the approved application		**20msq / 215ftsq**

38 Mill Hill is situated on the Eastern side of Mill Hill and just South of the Shoreham bypass. The property does not directly face any other properties on Mill Hill. The neighbouring property at 40 Mill Hill, and others within the vicinity, are largely large detached properties. The properties to the East on Mill Hill Close are bungalows and these proposals wont directly affect these dwellings. Many of the properties on Mill Hill have been extended to the sides and rear and 40 Mill Hill was enlarged in 2007 with a two storey and single storey rear extension. No36 Mill Hill has recently had a complete renovation and extensions.

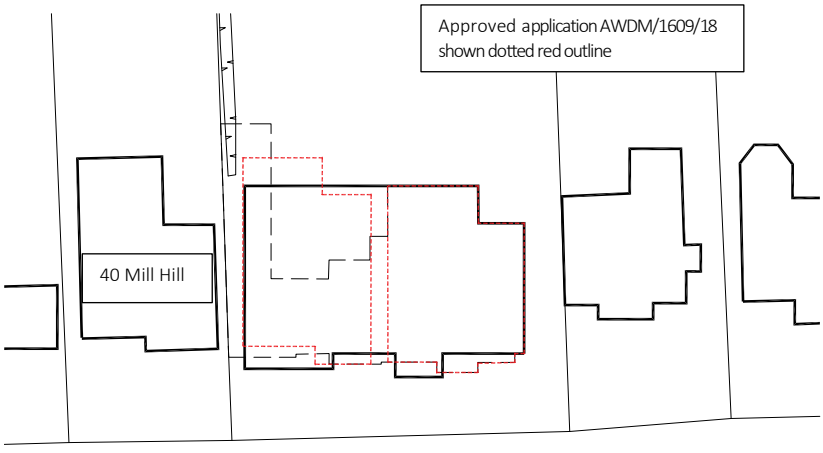
Planning approval was applied for in 2018 and Granted for Demolition of North Side of Existing Dwelling and Garage to create a site for a new Two Storey 4 Bedroom Detached Dwelling with Basement Parking and 1st floor rear Balcony (APPLICATION NUMBER: AWDM/1609/18)

This involved adapting the existing property at 38 Mill Hill and building a new detached house 228msq / 2453ftsq and garage 95msq / 1022ftsq. The location of the approved application is similar to these new proposals.

Image below shows less impact to No 40.



Image below shows less impact to No 40.



2. Layout

The Layout of the proposal extends no further than the approved application drawings, in fact the extended dining room and rear balcony on the approved drawings extends beyond the new application drawings. From the existing Dining Room located to the rear of the dwelling the new proposals will not extend beyond this point, the proposed work will extend from here and meet with the new wall running along the Northern boundary set off the boundary line approximately 1.1m.

The applicant wishes to add a swimming pool in the north east corner of the rear garden, this is identified on the submitted application drawings. There are a number of properties along Mill Hill which have swimming pools located in their rear gardens.

The original approved application AWDM/1609/18 gained approval for a swimming pool, located adjacent the Northern boundary this was to serve the new detached dwelling.

3. Scale

The existing workshops extend approximately 17.5m along the Northern boundary, which is approximately 4.5m beyond the rear wall.

Gables to the rear are provided to both the North and South sides with a catslide roof between extending to the main ridge.

The ridge lines are to remain as the existing ridge line so the will be no increase in ridge height with these changes. The eaves height of the existing dwelling will remain and be matched as indicated on the application drawings.

4. Landscaping

The owners will make good and re plant the existing landscaping around the property as part of general improvement but landscaping is not part of this application. They will introduce hedging to the North and East Boundaries forming screening from neighbouring properties adjacent the location for the proposed new pool area.

5. Appearance

Materials will be to match the existing dwelling.

6. Use

The use will remain as Residential and make use of the latest technologies and to be carbon neutral using air source heat pumps, PV panels with battery storage and smart home system, increased levels of insulation forming a thermally efficient building.

7. Access

The Vehicular access will remain as it is and parking will be unaltered.
The refuse arrangements remain unchanged.
The access for the fire brigade remains unchanged.

8. Conclusion

Any concerns from the previous application AWDM/1609/18 which may affect No 40 were addressed refer to an exert from the Officers Report below, and this proposed new application will be at least if not slightly further from the boundary.

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 new dwelling 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 new building acceptable.

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 is also unaffected as the proposed building has been sited so as to not obstruct that window.

The setting back of the new house results in the house projecting beyond the original rear wall of No.40 at ground floor level. The rear projection will not affect light to the rear windows of No.40 and will be sufficiently low and separated from the south facing side window in the rear extension of No.40 to not compromise outlook from or light to that room, which also has an east- facing window. It is recommended that permitted development rights are removed, however, for future rear extensions as they could have a harmful impact.

Overlooking may be possible from the rear terrace but a suitable privacy screen can be secured by condition to minimise any loss of privacy towards the private patio area close to the rear of the house.

There will be no adverse impact on the existing dwelling at No.38 as no first floor windows are proposed to be formed in the newly formed side wall of that dwelling, while the only ground floor windows will serve a utility or hallway.

The proposed application has a smaller area than the approved application for the Two plots, the footprint of the proposal doesn't alter dramatically and does not obscure any views of adjacent dwellings. There isn't an over development issue due to the fact the original application was for Two Plots.