Development Control – Delegated Officer Report

Application Number: AWDM/0868/19 Recommendation – APPROVE

Site: 28 Mill Hill Drive, Shoreham-by-Sea, BN43 5TL

Proposal: Proposed single storey rear extension and raised decking

Date of site visit: 04.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the east side of Mill Hill Drive, with the land at the rear sloping away from the front. The property comprises a 1 ½ storey detached bungalow, with side facing dormers. The street is characterised by predominantly detached bungalows.

The rear has raised decking (on stilts) and has steps down to the rear garden. Next to the decking is a hard surfaced patio area and steps down to the garden from the patio, and there are 2no. gates into the garden, one from each side.

Proposal

The proposal seeks permission to provide a single storey rear extension with a false pitch roof, across the whole of the rear of the property. The extension will measure approx. 8.2m wide x 4.75m deep on the north elevation and 3.4m deep on the south elevation. The height will be approx. 4m high on the south and rear elevations and 3.5m high on the north elevation.

There will also be a raised decking area behind the rear extension which will measure approx. 3.8m wide x 2m deep plus the addition of steps down to the garden.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity
The proposed extension will be to the rear of the detached bungalow and thereby not readily visible from the street scene, although the south side of the extension can be viewed from the drive to the side.

The land slopes at the rear, and thereby the extension will be constructed with an increased height in order to provide a level interior living space. This is a factor which is repeated along the street, making it a character of the area.

Currently the rear of the property looks tired particularly given that open storage takes place in the area below the raised decking. The new extension will eliminate this situation and tidy the built form.

Residential Amenity

The properties that could be affected by the proposal are no.'s 30 and 26 Mill Hill Drive, together with the property to the rear no. 8 Westmoreland Walk.

The proposed extension will be some 14m from the boundary with the rear property, which itself is on lower land, and there is landscaping to the boundary, thereby it is not considered that the proposed extension will result in unacceptable harm to that property.

No. 26 is on the other side of the driveway to the application site. Currently the glazed conservatory is visible from no. 26 and the glazing will be replaced by the brick elevation, which will be more private to both properties.

The side boundary of no. 30, to the north, will be separated from the extension by approx. 1.5m. No. 30 has a garage up to the boundary with the application site, which forms a partial screen to the proposal, behind their garage is a further covered area, thereby forming a greater screen to the neighbouring property. It is considered that the proposed extension will not materially affect the residential amenities of the neighbouring property no. 30

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows to side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.07.2019

Authorised by: Peter Barnett Date: 25 July 2019