Expiry: 13/8

Development Management - Delegated Officer Report

Application Number: AWDM/0783/25 Recommendation – Grant

Site: 9 Mill Hill Gardens, Shoreham

Proposal: Proposed single storey rear extension with raised decking and steps, raising the roof ridge to create a first floor with rear dormer.

Date of site visit: 9/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached gabled roof bungalow on the east side of Mill Hill Gardens with a hipped roof front projection. The property has a large rear garden which widens to the rear boundary. It has been extended on the south side and rear. It is on lower ground than the road and on its north side it shares a driveway with No. 8 and has garaging behind.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is flood zones 2 and 3.

Permission is sought to add rooms in the roof by lifting the ridge by 500mm and adding a full width rear dormer and 5 front rooflights. An existing rear conservatory is also to be replaced with a pitched roof extension measuring 4.33 metres in depth, 4.2 metres to ridge and a 3 metre high eaves. A raised deck outside this extension, maximum height 830mm, is 2.5 metres deep, 5.7 metres wide, including steps, with a 950mm high glass balustrade.

Both immediate neighbours have rear extensions. No. 8 is nearing completion of a similar roof extension.

Relevant Planning History

SU/96/96/TP: Rear conservatory.

Consultations

None.

Representations

8 neighbours notified. No responses received.

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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.

Residential amenity

This detached bungalow is situated on a widening plot rearwards. The extensions and raised rear deck are well removed from either neighbour to the sides and the rear garden is more than 21 metres deep. The extensions will not be harmful to neighbour amenity.

Visual amenity

The modest increase in ridge height by continuing the existing pitch of the roof will not be very noticeable in the street on this detached bungalow as the neighbouring properties are not squarely aligned.

The rear dormer, raised side wall and front rooflights reflect a project nearing completion at No. 8, AWDM/0949/24 refers. There are other large roof extensions visible from the site and a number of the bungalows have multiple front rooflights.

Visual amenity will not be significantly affected.

Flood Risk

The EA's Standing Advice form has been completed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows in roof exts or gables.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 29/7
Authorised by:	Peter Barnett	Date: 29 July 2025