Development Management – Delegated Officer Report

Application Number: AWDM/0275/25 Recommendation: APPROVE

Site: Cedar Lodge, 3A Mill Hill, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension with terrace over with glass balustrade and privacy screens, stone and timber cladding to elevations and changes to front fenestration. Pool in rear garden.

Date of Site Visit: 28th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a large detached, two storey dwelling with flat roof overhang to the front and flat roof double garage to the side. There are flat roof projections to the rear with an enclosed canopy in between. There is a balcony to the rear elevation with open metal balustrade. The property has a rear garden with extensive views to the rear, west, north and south.

The site is on the west side of Mill Hill with ground levels increasing from south to north. The dwelling is at a higher level than the highway with a steep sloping driveway and front garden. The building is constructed from light coloured brick with render at the front at ground floor and vertical weatherboarding at first floor. The roof is tiled.

Consent is sought to add stone and timber cladding to all elevations of the building with white render to the side elevations. Grey windows and doors are proposed. The plans submitted show details of the stone cladding and a mid colour timber cladding finish. The garage door is shown to be timber clad also.

There are some changes to the fenestration with a window on the front elevation at first floor being changed to a full height window serving the landing. To the rear at first floor a single master bedroom is to be created with large glazed full width sliding doors, with a picture window to the ensuite.

To the south elevation at first floor a new obscurely glazed side window is proposed and on the north elevation a door and a window are removed at ground floor.

A single storey rear extension is proposed with flat roof, continuing from the existing projection to the north side infilling to the south. Depth is increased on the southern side. Three large sliding doors are proposed to the rear extension and this is to be stone clad. This will provide an office and open plan kitchen, dining space.

Originally permission was sought for a rear and side balcony above the flat roof rear extension and part of the side garage. The existing side window on the south was to be changed to a sliding door, to fully glaze the corner of the building. Glazed balustrades were proposed with the addition of privacy screens to the south and north.

Following officer's advice and negotiations, amendments have been made to the balcony/terrace. The side windows are sliding doors however they are to have a balustrade and there is no access to the balcony. The flat roof to the side of the building will be inaccessible. Access to the balcony will be to the rear only with the balcony limited to the width of the first floor. Access is from the master bedroom, rear sliding doors only. Also proposed and shown on the submitted plans is a swimming pool in the rear garden.

Representations: - Representations have been received from the following properties 22 Mill Hill, 1A Mill Hill in support and 3 Mill Hill, 20 Mill Hill objecting the following points have been raised: -

Support

- From the plans submitted it looks like the architectural design of the proposed development is both sympathetic and aesthetically pleasing.
- The proposed development will significantly improve the street scene and should be applauded.
- Urge the Adur Planning Department to approve the plans.
- The property is in need of attention and has not be updated since 1970s
- The proposed privacy screen would allow for more privacy than currently exists.
- The revised plans seem fair to all parties, the addition of the privacy screen on the south side offers significantly more privacy for both us and our neighbours, covering two currently obscured windows allowing for no overlooking of our gardens.

Object

- No issues with the balcony across the rear of Cedar Lodge but we would like it to stop there with obscured glass on the southern end and not continue on the southern end.
- Patio doors on the south side in proximity to our bedrooms.

- Overlooking to garden and patio area.
- Noise impact.
- Higher ground.
- Light pollution.
- No details of pump/heater for the pool.
- The terrace area is best kept modest to integrate as closely as possible with the character and appearance of the property and wider area.
- Better if not seen from street or neighbouring gardens.
- Neighbourly to reduce the size of terrace.
- There should not be patio doors on the side elevation and there should be a 1.8 m privacy screen to the side the same as the north elevation.
- Anyone standing on the terrace will be able to look into our bedroom.
- The amended plans do not address our concerns.
- Impact upon the enjoyment of our garden.
- Mill Hill is subject to strong winds. The glass screen could be dangerous in high winds.
- The screen should be attached to the rear of the building.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The large detached building is clearly visible within the street scene. The scale of the building remains the same when viewed from the front with the change in materials, upgrading the building. The use of timber and stone cladding will give character and a contemporary appearance to the building complemented with the grey windows and doors and white render. The street comprises a variety of housing types with the use of contemporary materials and traditional design, an eclectic mix. The proposed changes will contribute positively to this character.

The side screen on the south side will be visible from the front yet this will not be a prominent feature being lightweight and set to the side adjacent to the boundary.

The single storey rear extension and balcony will not be visible within the street scene being to the rear of the dwelling. They represent development which is in keeping with the proposed upgrading of the existing building. The addition of glazing with sliding doors and glazed balustrades gives a clean, contemporary appearance which complements the 1970s building design.

The swimming pool to the rear will not have any adverse impact upon the character and appearance of the existing building and street scene.

Residential amenity

The main properties to be affected are those either side of the building, to the south, no. 3 Mill Hill is in close proximity to the side flat roof of the application site. The neighbouring property has a single storey projection to the rear, adjacent to the boundary.

The single storey rear extension will increase in depth along the boundary with no. 3. The existing projection at the neighbouring site will screen this and therefore there will be no adverse impact here. The main concern here is the impact of the proposed roof terrace upon the amenities of the occupiers of no. 3. Objections have been received from the occupiers which are set out above. There is concern with regards to overlooking of the rear patio and also to the rear first floor bedroom windows.

The amended plans have sought to address this issue. It is considered on balance that they are acceptable here. Overlooking has been limited due to the set in of the terrace to be directly to the rear of the first floor only. There is a distance of 5.8 metres between the proposed terrace and the boundary with no. 3. The first floor side window has been increased to sliding doors however these are now a juliette balcony style with no access to the side therefore views can only be obtained from inside the room.

It was requested by officers that a 1.8 screen was to be installed adjacent to the side of the usable balcony to the rear of the first floor. However the applicant was seeking distant views to the south and west. As a compromise a 1.8 metre screen is proposed to limit any overlooking back towards the first floor windows at no. 3. This combined with the 5.8 metre distance from the boundary and the projection along the boundary will limit overlooking from the terrace to both the patio and rear windows at no. 3. On balance and subject to safeguarding conditions set out below this is deemed acceptable.

It is noted that there is concern with regards to the impact of high wind upon the stability of the screen. This is not a planning matter and the home owner should

ensure that the building work is completed to the required standards and fit for purpose. It is not unusual to have glazed screens within highly exposed locations.

To the north the neighbouring dwelling is set away from the boundary. The proposed single storey side extension is screened by the existing building. The side privacy screen will remove any overlooking to the north to the neighbouring garden and dwellinghouse.

The swimming pool will not result in any harm to residential amenity.

The changes to fenestration will not result in any increased overlooking or harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be used, white render, timber and stone cladding, grey windows and doors as shown on the approved plans.
4. Privacy screens.
5. The flat roof to the south side of the first floor shall not at any time be used as a balcony or terrace and no access from side opening.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 28th July 2025

Authorised by: Peter Barnett Date: 29 July 2025