Development Management – Delegated Officer Report

Application Number: AWDM/0339/19 Recommendation – APPROVE

Site: 1 Mill Hill Gardens, Shoreham-by-Sea, BN43 5TN

Proposal: Proposed single storey rear extension

Date of site visit: 21.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached dormer bungalow, with a flat roof dormer to both the front and the rear elevations. It is situated on a curve in the road close to the junction of Mill Hill Gardens and Mill Hill Drive. No's 1, 3, 5 & 7 appear to be wider buildings than their neighbours.

The property has a deep, raised decking area at the rear, and the rear of the site is on lower ground than the front with the garden land close to the rear decking being approx. 1m lower than the decking

The neighbouring properties appear to have been extended also.

The application seeks permission to provide a single storey flat roof extension to the rear, across the rear elevation. The depth of the extension will measure 3m on the north side and approx. 4m in depth on the south side, with the width being approx. 9m wide and will have a height of some 3.2m

The extension will be up to and including the boundary with no. 3 Mill Hill Gardens.

Relevant History: None

Consultations: None

Representations: Support – 2 Mill Hill Gardens

- No objections whatsoever for the extension extending up to 4m from the rear
- Will become the new party wall

- The depth of the extension will enable us to have adequate space we require to build a disabled access we need due to the height of the drop from the back door

Relevant Planning Policies
Adur District Local Plan: Policy 15
Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment:

There is no objection in principle to the proposal which would extend the dormer bungalow. The key concerns are the effects on neighbouring residential and visual amenities of the locality.

Visual amenity:

The proposed extension will largely replace the existing raised decking area, and will be up to and include the boundary with no. 3 Mill Hill Gardens. At this point, the extension will measure approx. 4m in depth which is 500mm more than that recommended within the Adur Local Plan SPG on extending and altering dwellings. However, the proposed extension will be to the north of no. 3, and thereby the additional 500mm will not result in a material increase in any loss of light to that property. Further, the neighbour has written in with their support of the longer extension as it would benefit their need to provide a disabled access into the rear of their property.

The height of the extension is above the line of the existing eaves, but as it is located at the rear of the dwelling it will not result in any material harm to the visual amenities of the area.

There will likely be some decking put in place outside of the rear of the extension, this is due to the fact that the garden land is lower than the floor level of the property. The decking will be positioned on a lower point than the floor of the dwelling, thereby minimizing it impact onto the neighbouring property.

Residential amenity:

The property most affected by the proposal is the contiguous neighbour no. 3 Mill Hill Gardens, as the extension will be constructed up to and including the boundary with this property.

The neighbour has been consulted on the proposal as the applicant has served notice on them, and their submitted comments of representation support the additional length of the proposal

It is considered that as the extension will be to the north of no. 3, and because the neighbour has supported the proposal for providing an extension some 500mm deeper than the SPG recommends, it is deliberated that there will not be any material loss of residential amenity to no. 3.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows etc. within side elevation facing no. 3

Informatives:

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 05.06.2019

Authorised by: Peter Barnett Date: 5 June 2019