Development Management - Delegated Officer Report

Application Number: AWDM/1518/19 Recommendation – Approve

Site: 39 Mill Lane, Shoreham-By-Sea

Proposal: First floor rear (South West) extension, external terrace with balustrade and timber privacy screens; obscure glazed first floor side window to North West elevation and roof light to South east elevation.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey house on the west side of Mill Lane, close to the junction with Upper Shoreham Road. It currently has monopitch roofed single storey extensions at the rear, one at the rear and one adjoining it but running along the side of a two storey rear outrigger.

It is proposed to extend above both of these extensions to form an enlarged bedroom and roof terrace. The main house has a catslide roof at either end and the proposed extension will incorporate a roof which follows the pitch of the catslide. It will also have a flat roofed element to ensure that it does not exceed the height of the existing rear outrigger.

French doors on the rear elevation will lead to the new terrace being formed above the ground floor extension along the side of the outrigger. It will have a 1.6m high timber privacy screen along its north west side and balustrade on its rear elevation.

Relevant Planning History

AWDM/0336/14 – Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.61m from rear wall of the original house, maximum height 3.75m and height of eaves of the extension 2.4m

Consultations

None

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The extension is at the rear and will be hidden behind the existing catslide roof. It will have an acceptable visual impact.

Residential amenity

The proposed terrace will be screened at the side to avoid overlooking of neighbouring properties to the NW. Views to the SE will be obscured by the existing outrigger. New windows on the side are to be obscure glazed.

The extension is set in from the boundary and will not have an adverse impact on light or outlook for the neighbouring house to the NW (No.41).
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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side windows

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 25 October 2019

Authorised by: Gary Peck Date: 25 October 2019