Development Management - Delegated Officer Report

Application Number: AWDM/0878/15 Recommendation – Approve

Site: 14 Mill Hill, Shoreham-By-Sea

Proposal: Single-storey extension to side (north) elevation.

Date of site visit: 8 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the east side of Mill Hill. It is proposed to construct a small ground floor infill extension on the north side. The extension will measure 1.3m wide, 4.7m long and 3m high with a mono-pitched roof. It will be rendered to match the existing house.

Relevant site history

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

This modest extension will not be visible from the street and has little impact on the character and appearance of the existing dwelling.

Residential amenity

The extension will run along the northern boundary. The neighbouring dwelling has a rear extension with a blank side wall at ground floor so no loss of light, outlook or privacy will arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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: 20 July 2015

Authorised by: Gary Peck Date: 21 July 2015