

Development Management - Delegated Officer Report

Application Number: AWDM/1573/25

Recommendation – Approve

Site: 1A Mill Hill, Shoreham-by-sea

**Proposal: Single storey rear extension with vaulted ceiling.
Conversion of existing garage. Solar panels to South roof slope. Alterations to garden level at rear.**

Date of site visit: 16 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey detached house on the west side of Mill Hill on the countryside edge to the west. It has been extended to the south side and has a first floor balcony at the rear. There is also an open swimming pool at the north end of the rear garden and this application proposes to remove that pool and construct a single storey rear extension which will be used as a covered pool room. A plant room is included on the north side of the extension, accessed from two pairs of double doors facing the northern boundary.

The extension will have a mono-pitched roof, sloping up from north to south to follow the angle of the existing roof slope. It will have a vaulted ceiling resulting in a vertical glazed wall on the south side giving a two-storey appearance. There are large amounts of glazing on the west elevation.

The extension measures 2.8m high at its north end, rising to 4.7m at its southern end. It will be 7.8m deep, set 2.3m off the north boundary and 6.8m from the west boundary.

The application also proposes alterations to the rear garden levels, removing existing raised decking to the south of the pool room. An existing garage is to be converted into living accommodation and solar panels are proposed on the south roofslope.

The property is on a sloping site and sits at a lower level than No. 3 to the north and higher than No. 1 to the south.

Relevant Planning History

ADC/0126/10 - Proposed single-storey rear extension (Application for Certificate of Lawfulness) - refused

ADC/0049/09 - Two-storey south side extension including integral garage to replace existing garage (converted to room) and associated alterations - approved

AWDM/0059/21 - Retrospective application for retention of wall to north side boundary. Enlarged decking including increased height to rear garden and enlarged balcony to west elevation – approved

AWDM/0611/22 - Remodelling of existing house, including partial demolition and removal of pitched roofs, to form a part three storey flat roofed dwelling with roof terraces. Includes new lower ground floor, single storey extension to front, extension to garage, part demolition and new 2 storey extension to north side, excavation of front drive and garden. Timber boarding and render to elevations - withdrawn

Consultations

West Sussex Highways – No objection. The garage is proposed to be converted into habitable accommodation, and as such there will be a loss of a single parking space. However, there appears to be sufficient off-street parking retained for the two-bedroom dwelling.

No alterations to the existing access are proposed and the proposal is not considered to result in a material intensification of use of the existing access

Environmental Health – Original Comments: The report claims an LA90,15mins of 48dB between 23:00 and 07:00. I find this hard to believe. It is a very quiet location. Road noise from the A27 is just audible and will be more prominent in wet weather. Measurements in this locality have typically revealed LA90 levels in the low-mid 20's.

The Northolt weather station used for weather conditions over the monitoring period is not considered representative of the locality. This is an exposed coastal area and conditions here are unlikely to be replicated at other weather stations. A cursory look at Shoreham Airport weather data for the survey period shows high wind gusts, which are not reported in this acoustic assessment.

In my opinion there is too much procedural uncertainty to take these background measurements at face value and therefore the conclusions of the BS4142 assessment cannot be accepted

2nd Response following receipt of revised noise report: Provided the mitigation proposed in section 5.5 is implemented, then I have no further comments

Representations

2 objections received from 3 Mill Hill:

- 1a is one of the largest houses in the street and takes up a considerable amount of the plot as it stands
- The large pool house extension with large, vaulted roof that extends the length of the garden on the North boundary would be very

overbearing and cause overshadowing in our garden and loss of amenity.

- Having a large plant room on the boundary is a concern due to the noise and the addition of the two double doors on the North elevation would also contribute to the noise and privacy issues especially if used for changing rooms or storage in the future.
- Noisy disruptive internal work has been ongoing for many weeks now with contractors starting earlier than the restricted times during weekdays and working on Saturdays and Sundays all day so we would kindly ask that strict times for any ongoing works in the future be adhered to.
- Concerned about the height and length of the pool house as the finish on the roof of the main house has had the tiles replaced with what looks like material for a shed roof.
- It says on the application that there are no trees within falling distance of the pool house but we do not think this is correct.
- The previous planning AWDM/0059/21 to the terrace balcony stipulated a 1.7m obscure glass panel be erected before use but this has not been adhered to.
- Overdevelopment

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.

Visual amenity

The extension is large and will bring the house to within 6.8m of the rear boundary at its north end and only 5m at its southern end (1A has an angled rear boundary which narrows the plot at its southern end). However, when viewed against the width of the house as a whole, the proposal is not considered to be excessively large. It has been designed to follow the roof

profile of the existing house and reduces in scale and height closest to the north boundary. Glazing in the west elevation has the potential to be visible from across the open land to the west but a roof overhang will help to provide some shading/screening to some extent. In view of there being existing first floor openings at the rear of the properties in Mill Hill, the proposal is not considered to be result in sufficient harm.

Residential amenity

The extension will be positioned adjacent to a boundary wall on the northern boundary and will have a sloping roof which will pitch away from the north. Its highest point will be 12m from the boundary. No. 1A sits further west than No. 3 and the extension will increase the depth of the house on the boundary with No. 3. However, the main outlook from No. 3 is to the west and only oblique views are obtained to the south. The roof of the extension will be lower than the main roof of the existing house and, at a distance of 13m to the nearest (lowest) part of the extension and over 20m to the highest part, it is not considered that the proposal will cause a loss of light or outlook for No. 3.

No. 3 is on higher ground and the only openings on the north side are to the plant room which faces the boundary wall. No overlooking or loss of privacy is anticipated therefore.

There was initial concern that noise from the plant room could result in disturbance to neighbouring residents. A noise report was prepared to assess the impact and it concluded that noise emissions from the plant would not have an adverse impact on the nearest dwelling provided mitigation measures are carried out. These include the use of attenuators and isolation of the plant from the structure of the building to prevent vibration. This will be required to be installed by condition prior to first use of the plant.

Large amounts of glazing are proposed on the south elevation but there will be no harmful overlooking of No. 1 from the ground floor given the distance of 18m from the boundary.

Highways

The applicant's agent has advised that the existing garage is not used for parking, only for storage, so this remains unchanged and in any event there is adequate external parking. There are no highway objections.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. To be installed in full accordance with noise report and mitigation measures specified in section 5.5 prior to first use

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: 11 March 2026

Authorised by: Jo Morin

Date: 11.03.2026