Expiry Date – 24/7, ppa 26/7

Development Control – Delegated Officer Report

Application Number: AWDM/0780/18 Recommendation – Grant

Site: 21 Mill Lane, Shoreham

Proposal: Single-storey rear extension and single-storey side extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5/7

Site and Surroundings

This application relates to a detached house on the south west side of Mill Lane. The property has a quasi mansard style double pitched roof, as built. It has a single storey porched entrance on its south side and a car port on its north side. It has a flat roofed, half width, rear extension. Ground level between the site and the property to the north, No. 23, differs considerably with 23 on higher ground by about 600mm.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to remove the rear extension and to add a wrap around rear extension which extends 3.4 metres beyond the rear wall and wraps around the side wall to meet the back of the lean to, an extra 3.325 metres. It is shown to be flat roofed with a maximum external height of 3.2 metres.

The height has been reduced by 100mm since first submitted. A side shower room window is annotated to be obscurely glazed and fitted with a restrictor to allow no wider an opening than 100mm.

Relevant Planning History

AWDM/0497/14 - Part single part two storey rear extension and single storey side extensions (re-submission of AWDM/0017/14). Granted 11.6.14

AWDM/0017/14 - Two storey rear extension and single storey side extensions. Withdrawn 4.2.14

SU/180/96 - Single-Storey Rear Extension. Granted 17.12.96

Consultations

None undertaken.

Representations

The owner of No. 23 objects as follows:

i. loss of light to kitchen;
ii. loss of privacy from side shower room window
iii. build may undermine retaining boundary wall.
iv. the design does not allow for the maintenance of the boundary wall or fence.
v. how will the builders render the side wall?

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposed single storey rear extension is no deeper than the existing rear extension and slightly less high. There will be no greater impact on residents at No. 19.

The extension will bring development closer to the boundary with No. 23 but will not extend beyond their rear wall, as extended. The kitchen window at 23 is in their side wall and will face the new side wall proposed. No. 23's driveway intervenes and so the proposal is more than 3 metres from this window, with a boundary wall and fence inbetween. This, together with the difference in ground levels, will ensure adequate light continues to be received into 23's kitchen and that the extension is not overbearing. No. 23's kitchen leads onto a porched utility area from which some light is also gained.

If access to the side wall is not achievable through neighbour agreement a matching brick for the external side wall will be acceptable.

The side shower room window is shown below the height of the boundary fence. The revised plans show it is to be fitted with a restrictor to only allow 100mm opening which is sufficient for ventilation purposes but will not cause overlooking.

Character

The rear extension is typical of domestic rear extensions. The side extension will be visible over the car port but as it is set back from the front of the house by 4 metres and from the road by 13 metres it will not be overly intrusive or harmful to the character of the street.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. restrictor fitted to shower room window and retained
5. No side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 25/7/18
Authorised and signed by:	Peter Barnett	Date: 25 July 2018