Expiry 7/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0428/07 **Recommendation – Permit Application**

Site: **18 Mill Hill Drive Shoreham-by-Sea West Sussex BN43 5TL**

Proposal: **Replacement detached garden summerhouse**

The Application

The application site contains a detached chalet bungalow located on the southern side of the intersection of Mill Hill Drive and Mill Hill Gardens, Shoreham-by-Sea. A single storey garage attached to the house by a backyard patio, and a detached summerhouse constitute the balance of development on the site. These works appear to have all been erected under previous permitted development rights.

The applicant now proposes to replace the summerhouse with an updated version roughly equivalent in size to the current structure.

Both adjacent and opposite the site along Mill Hill Gardens are semi-detached bungalows and chalet bungalows.

Consultations and Representations

Council has received no correspondence with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)

Planning Assessment

The Appearance
Due to the orientation of the building being altered, neighbouring properties on the opposite side of Mill Hill Gardens will now see the gable end of the building as opposed to the side elevation. Combined with a slight extension in the length and height of the building it will mean that a slightly larger portion of the new building will be visible above the fence that obscures the majority of the building along Mill Hill Gardens.

The use of timber walls and felt roofing is considered to be complimentary to the materials and character of the primary residence.

Effects on Neighbours
Aside from the negligible increase in visibility of the replacement structure, there are no additional impacts on neighbouring properties as a result of this proposal.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Approval Timeframe)

Case Officer: D. Reynolds.

Date: 9/8/07.

CJ 22.8.07