Expiry Date – 26/11. EOT to 12/12

Development Control – Delegated Officer Report

Application Number: AWDM/1523/19 Recommendation – Grant

Site: 50 Mill Lane, Shoreham

Proposal: Single storey side and rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11

Site and Surroundings

This application relates to a detached chalet bungalow on the east side of Mill Lane between the Upper Shoreham Road and Northbourne Close. The property has two pitched roof front dormers and a flat roofed detached garage on the shared boundary with No. 48.

The property sits between a semi detached Edwardian two storey house to the north and a detached similar aged house to the south.

The site is not in a conservation area and is not listed. There are no TPO'd trees on the site.

Proposal

Originally submitted as a two storey side extension and ground floor rear extension the application has been revised to remove the first floor over the side garage. The width of the rear extension has increased too.

A 4 metre deep rear extension is proposed with a hipped false roof with an eaves height of 2.6 metres and a ridge height of 3.6 metres.

The new garage is 3.3 metres wide and removes the side passage between the house and the existing detached garage. It is 6.9 metres deep, 2.4 metres deeper than the existing garage. It has a 2.5 metre high flat roof with front parapet detail.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

Objections received to the original proposal from both neighbours. They have objected again to the revised scheme as follows:

1. Loss of light to kitchen at No. 48 due to increased height of garage
2. Loss of access to rear garden of application site
3. Garage too close to common boundary with 48 to enable potential structural repairs.
4. Garage footings, roof and guttering will encroach onto No. 48. Notice should be served. Why can it not be set in from the boundary like the rear extension is set off 52's boundary?
5. The description of development should include the roof extension as it is only PD if built first.
6. Block plan should show set in from 52's boundary.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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 neighbour amenity.

Character

The flat roofed garage, though slightly higher than the existing one and wider, will not be out of character in the street. The rear extension is set a long way back from the frontage. The pitched roof will be little glimpsed.

Neighbour amenity

The proposed garage is 2.4 metres deeper than the existing one to be removed. The site is on higher ground to No. 48 by approximately 600mm.

No. 48 has a side kitchen door and window. Light to this kitchen door and window will be obstructed, although it is noted that it is northwest facing and currently looks out on to the boundary fence. Furthermore, the kitchen's main light and outlook is to the rear. The garage extension will not interfere with the rear window.

The rear extension proposed is 4 metres deep.

No. 48 sits approximately 2 metres beyond the main rear wall of the site. The original addition is to be removed and replaced with a 4 metre deep full width rear extension which also extends 1.5 metres behind the garage leaving a gap to the side boundary of 900mm.

DM Std No. 2 allows single storey extensions to be 3.5 metres deeper than adjoining neighbours. The proposed rear extension will extend approximately 2 metres beyond the rear wall of No. 48 and 900mm off the boundary. No. 48 is a similar distance off this boundary. The site is to the north of No. 48. Notwithstanding the difference in ground levels no significant light or outlook will be lost to the rear kitchen window at No. 48.

No. 52 and the site share a similar ground level. No.52 sits approximately 1 metre deeper than the application site. The rear extension will not extend more than 3.5 metres beyond No. 52.

The extension is set 300mm off the common boundary with No. 52 to prevent encroachment onto No. 52's land. The applicant's agent has confirmed the garage extension's footings will not encroach onto No. 48's land.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to Match
4. No side windows

Informative

1. 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.

2. No part of the development hereby approved shall encroach onto neighbouring properties, including footings, roofs or guttering.

3. In order for the roof extension to benefit from permitted development it must commence and be substantially completed before works to implement any part of this permission begins.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 11.12.19

Authorised and signed by: Peter Barnett Date: 11 December 2019