Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0030/16

Site: **10 Mill Hill**

Proposal: **Demolition of existing conservatories and extension and construction of single storey rear extension and extension to replace first floor balcony and new bay to front elevation**

Date of site visit: 23-02-2016
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey dwellinghouse built in mock Tudor design and style. It is situated in an outer residential suburb of Shoreham.

The proposal is for a single storey extension built with a mixture of flat roof and dummy hip. Its elevations would be built of face brickwork. The full details are shown on the submitted drawings. The existing conservatory and rear extension will be demolished to allow for the new extension.

Relevant site history
None

Consultations
Southern Water: *Add informative*

West Sussex County Council Archaeologist: *No objection on archaeological grounds. Assessment and mitigation of the expected very minimal potential archaeological impact not required.*

Adur & Worthing Councils Senior Tree and Landscape Officer: *checked this site and due to the proximity of Horse Chestnut tree T1 from the proposed works there are no concerns about damage or effect on the tree. However some measures may need to be taken to ensure there is protection for the trees in group G1.*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan: AG1, AH7, AB25

Planning Assessment

Principle

Upgrading residential accommodation is acceptable in principle.

Visual amenity

The scale of the extensions are sympathetically domestic and in keeping with the host dwelling. The exterior materials and finishes are appropriate to the building.

Residential amenity

The neighbours principally impacted upon by the development are those to either side (it is physically removed from the remainder).

Sufficient distance would be retained between the development and the neighbouring building to the south to avoid adverse harm.

The extension would run for considerable distance along the north boundary. However light and outlook received by the neighbour's ground floor fenestration closest to the boundary is already compromised by the existing extension. The new extension would be comparable in scale and height to this, so the overbearing and overshadowing and loss of light would be no worse than at present.

Archaeology and Preserved Trees:

No harm would arise onto archaeological interests.

Site works had already commenced at the time of the site visit. To protect the preserved trees from any future threat to their survival it is prudent to impose a condition restricting ground works/material storage within their Root Protection Zones.

Recommendation

APPROVE

Subject to following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing No. 455/01 titled Proposed Extensions date valid 12-01-2016

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. Exterior materials and finishes to match
{\b Reason}: {\i In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.}

4. No trenches or pipe runs for services and drains or any other excavations shall be cut or laid within 5 metres of the trunk of any tree covered by Tree Preservation Order on this or adjoining site. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority.

   Reason*:* To protect tree roots from damage likely to lead to the loss of the tree and to comply with saved policy AB25 of the Adur District Local Plan.

Informative:

i) Southern Water

ii) 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.

Is recommendation contrary to letter(s) of representation? N/a

Case Officer: Matthew Porter Date: 23-03-2016

Authorised by: Peter Barnett Date: 24 March 2016