Development Management - Delegated Officer Report

Application Number: **AWDM/0151/13** **Recommendation –** Approve

Site: 9 Mill Hill, Shoreham-By-Sea

Proposal: Construction of single storey extensions to north elevation and roof alterations including construction of dormer extension to west roofslope

Date of site visit: 4 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the west side of Mill Hill set in a large garden plot and in an elevated position overlooking the Adur valley to the west. There is a variety of housing types and designs in the vicinity with those to the immediate north and south being individually designed detached houses set in substantial garden plots.

Permission is sought for the construction of single storey rear extensions to the north elevation at the western end of the house comprising of a 4.7 metre deep and 6 metre high pitched roof extension with a gable on its north side and a flat roof section to the east of that measuring 2.5 metres in height, partly replacing an existing lean-to structure and infilling between this and the new gabled extension.

Alterations to the west roofslope are proposed which include an extension to the existing dormer at one side of the chimney, new repositioned chimney and a new dormer at the other side of the chimney. A roof light window is also proposed. The dormer windows would have juliet balconies. There are also alterations included to the western wall to block up a central section in the existing structure to allow the repositioning of the chimney and to replace windows and add new doors to the west elevation and windows to the south elevation of this western end.

Matching materials are proposed.

Relevant site history
None relevant

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition

Representations

None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to inform the applicant of potential contamination.

Residential amenity

The house is well separated from the neighbouring dwellings to the north and south and with farmland to the west. This relationship ensures that there would be no significant impact arising from the single storey extensions, with a distance of 4.5 metres between the nearest corner of the proposed extension and the boundary and a distance of approximately 14 metres from the northern boundary and the nearest dwelling. The proposed dormer windows and rooflight to the first floor accommodation would face south west with views directed generally towards the open farmland to the west as is the case with the existing dormer window. As such, and given the scale of the proposed extensions and relationship with neighbouring dwellings, it is considered that there would be no significant threat to residential amenity in terms of loss of light, outlook or privacy.

Visual amenity
The proposed alterations and extensions would not be readily visible in the streetscene, being set well back from the road frontage and behind much of the existing dwelling. Distant views of the roof alterations may be possible from lower in the valley below but the extensions and alterations would be in keeping in terms of their scale and the use of matching materials would help them blend with the recipient building. Design and impact on the character of the area are considered acceptable.

Recommendation

Approve for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:

Drawing Number P1 entitled 'Site Location & Block Plans' deposited 12 March 2013
Drawing Number P2 entitled 'Existing Ground Floor Plan and South and West Elevations' deposited 12 March 2013
Drawing Number P3 entitled 'Existing First Floor Plan with North and East Elevations' deposited 12 March 2013
Drawing Number P4 entitled 'Proposed Ground Floor Plan Front Elevation' deposited 12 March 2013
Drawing Number P5 entitled 'Proposed First Floor Plan Rear Elevation' deposited 12 March 2013
Drawing Number P6 entitled 'Proposed Roof Plan and Side Elevations' deposited 12 March 2013

Informative:

- Contamination precaution
- 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

Case Officer: Rebekah Smith Date: 23 April 2013

Authorised by: Peter Barnett Date: 24 April 2013