Expires 27/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0467/07 **Recommendation – Permit Application**

Site: **40 Mill Hill Shoreham-by-Sea West Sussex BN43 5TH**

Proposal: **Removal of existing conservatory and construction of two storey extension to rear and single storey extension to rear**

The Application

The application site is a detached house located on the east side of Mill Hill, Shoreham. The property sits on sloping ground with further detached houses to the north and south and features a rear conservatory with a large garden beyond.
The proposal seeks to remove the conservatory and add a two storey extension across the rear elevation, flush with the existing building lines. This extension will be 2 metres deep on the southern flank and 4.4 metres deeper than the currently recessed north flank with a twin hipped roof. An additional single storey extension will be added to the northern part of the rear elevation that will be 3.3 metres deep and 6.2 metres in width with a pitched façade above. These extensions will house additional and enlarged bedrooms with ensuite facilities at first floor level and a re-vamped ground floor. Additional bathroom/ensuite windows will be added to the north and south elevations with the main bedroom windows facing front and rear.

Consultations and Representations

Third Parties

No.38 Mill Hill raises No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main concern with this application is the impact these extensions will have on neighbouring amenity.

From an aesthetic perspective these additions will not overtly impact on the character of the current dwelling. The extensions will be sited on the rear elevation only, flush with the existing building, and completed in identical tile hanging, face brickwork and roof tiles. They will not be visible from the street.
The impact on the adjacent property to the south, No.38, will be negligible. The extension will add an extra 2 metres to the southern elevation and feature additional windows serving ensuite bathrooms only. Although No.38 features north side windows, a separation of over 8 metres between the flanks will exist across a double garage with no significant overlooking afforded by the additional ground floor porthole kitchen window.
To the north, No.42 sits on higher ground with a 7.5 metre separation across another double garage. The boundary features tall hedging and fir trees that entirely disguise the north elevation of No.40 from view. The extension on this side will add an additional 4.3 metres at first floor level however the ground floor segment will not differ in depth from the current conservatory. The proposed north side windows again will serve ensuite rooms and face the boundary hedging/trees only.

To the rear a large garden area will remain with properties on Chanctonbury Drive beyond. A large frontal hardstanding will also remain which is capable of holding sufficient vehicles for an enlarged property of this size.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (materials to match existing)
3. C18Ci: '...The windows in the north and south side elevations...' (glazing to be obscured)
4. C18Eii: '...in the north and south walls of the extension...' (no additional windows to be formed)

Case Officer:..... CS 4.9.07

Date: 3/9/07.....