Development Control – Delegated Officer Report

Application Number: ADC/0212/10 Recommendation – APPROVE

Site: **Land to South of 1 Mill Hill, Shoreham-by-Sea BN43 5TG**

Proposal: **Extend lower groundfloor to provide store with enlarged terrace above (application for non-material amendment of ADC/0477/07)**

The Application

The proposal relates to a newly-constructed house which is currently nearing completion and is to enlarge the basement garage at its front. As originally approved, it projected out by 2m from the main front (south) facade of the house. It is proposed to increase this to 4m (NB. a discrepancy on the submitted layout plans has now been corrected on amended plans). Above the garage projection, the roof terrace would also be enlarged by the same amount and have a balustrade of the same design as previously approved.

Consultations and Representations

No neighbour notifications have been carried out as the proposals do not have a material effect.

Planning Assessment

The proposed enlargement is behind the roadside bank and excavated into the ground so has no material impact. A new roadside hedge is required to be planted on the bank under condition 11 of the permission ADC/0477/07, thereby adding to the screening of the extended roof terrace from public view.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No's 891.06.02 rev N and 891.06.05 rev G both date stamped received 14 July 2010; and 891.06.03 rev E date stamped received 18 June 2010.

.....existing planning permission ADC/0477/07 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No's 891.06.02 rev B and 891.06.03 rev B.

Case Officer [redacted] Date: 15/7/10