Expiry Date - 29/08/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0921/23 Recommendation – APPROVE**

**Site: The House Mill Lane Worthing West Sussex**

**Proposal: Single storey side and two storey rear extensions to existing property with new raised terrace.**

**Date of site visit:** 21.08.23

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Site and Surroundings**

The application relates to a detached dwelling with an asymmetric dual-pitched roof, built into steeply sloping land on the east side of Mill Lane.

From the front, facing Mill Lane, the dwelling appears as a 1.5 storey dwelling with ground- floor accommodation and rooms in the roof served by 2 front dormers.

The dwelling has three floors at the rear consisting of a lower ground, upper ground floor and rooms in the roof served by a two rear dormers.

The dwelling projects at the rear of the lower ground-floor level with a terrace above with glass balustrade. There is also a terrace attached to the north side of the house with a staircase that runs down to the lower ground floor.

There is a large patio at lower ground level from a bedroom and living room. The patio is enclosed by a glass balustrade. There are further steps down from this level to the garden below.

Mill Lane is characterised by individual style dwellings of which many on the east side are built into the slope whilst appearing deceptively modest in scale from the front. Building lines are stepped following the bend in the lane. The sloping rear gardens of dwellings on the east side back onto ‘The Gallops’ an area of public open space within the South Downs National Park.

To the north is ‘West Lodge’ which was recently extended under reference AWDM/1373/17. This included extending the property to the rear on the Upper ground floor by approximately 3.4m. This is a contemporary addition finished in metal work cladding and the remainder of the property is rendered. It has a high level window to the south elevation facing ‘The House’.

To the South is ‘Thyme Bank’, a detached dwelling of similar design and scale to the application property built on split levels.

**Proposal**

The application which has been amended since originally submitted proposes a two storey rear extension slightly deeper to the southern side. The extension would project approx. a maximum of 2.45m from the existing rear elevation. The rear extension would have a flat roof with a full length glazed window to the southern half and a door and window at lower ground and a picture window at ground floor to the northern half. A roof lantern is also proposed. The extension would be set down from the existing eaves of the rear of the property.

To the northern side it is proposed to construct a single storey side extension from the lower ground floor. The proposed extension would partly project to the northern boundary. The proposed extension would have a flat roof which would provide for an elevated terrace accessed from the ground floor new extension. The patio would be enclosed by a new balustrade.

The amended drawings show the removal of the black cladding and the extension being part brick and part render. The original staircase from the raised terrace has been removed.

**Relevant Planning History:**

03/00233/ARM- Erection of one detached dwelling house with integral garage, Approval of Reserved Matters pursuant to Outline consent WB/01/00036/OUT dated 20.02.01

**Consultations:**

**South Downs National park Authority**

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:
• Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
• Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities
of the National Park by the public.
• Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

The National Park’s comments on the development are as follows:

No comment

**Representations:**

Thyme Bank the property to the south object to the application on the following grounds:

- Loss of light to lower and ground floor rooms
- Overdevelopment of the site
- Intrusive extension, loss of amenity
- The proposed materials will be out of keeping with the existing dwelling
- The proposed extension may have an impact on the retaining wall between the properties.
- Loss of privacy from the windows overlooking the tiered garden
- Overlooking from the flat roof
- The extension would build over the sewer making it difficult to access if it fails.
- If the application is permitted a site management should be provided and hours of construction limited to 8-5 Monday to Friday
- No additional windows should be constructed in the southern elevation.

West Lodge the property to the north object to the application on the following grounds:

- Over development
- Privacy light and noise
- The development appears to be up to the boundary and concerns that over floodwater management (excess rainwater from Mill lane channelling into the property.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**

There is no objection in principle to upgrading of the existing housing stock within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

***Visual Amenity***

Mill Lane comprises a wide variety of differing styles, roof shapes and pitches in the individual design of the dwellings. From the front the dwellings on the east side typically appear relatively modest in scale, but are larger at the rear where their tiered forms are more evident, with many taking advantage of the

views across Findon Valley with rear terraces and balconies. ‘The House’ has a similar style to the adjoining property to the south similar to the originals built in the early noughties and this can be seen to the rear with a similar style and central balcony across the ground floor and dormer windows in the roof space. To the north the property is different and to the rear is a modern contemporary extension with a flat roof.

Although ‘The House’ and ‘Thyme Bank’ to the south are similar in character they have no special status or designation and in the absence of any strong sense of uniformity across the houses on the east side of Mill Lane it is considered there is scope for this contemporary style extension as proposed here without appearing out of keeping to the original dwelling or harmful to local character.

The dwelling will be unaltered in views from Mill Lane. The most significant change would be at the rear towards the South Down National Park. The scheme has however been amended to provide greater distance to the eaves and reduce the amount of glazing ensuring that it does not have a detrimental impact on distance views from the National Park. There are also many examples of incremental change to the rear of the properties along this east side of Mill Lane including a recent contemporary extension to the property to the north. The scheme being proposed would be in matching brickwork and render and will remove the black boarding which was uncharacteristic of the property.

The property is situated with a good sized tired plot and it is not considered that the proposal would be an overdevelopment of the site.

***Residential Amenity***

The most affected properties are ‘Thyme Bank’ to the south and ‘West Lodge’ to the north.

‘Thyme Bank’ is a similar style dwelling to ‘The House’. The properties have a similar rear line, the properties have a bedroom and living room/bedroom on the lower ground floor, living rooms on the ground floor with balcony and bedrooms within the roof space.

The proposed two storey extension to the application site has been amended and now proposes an extension projecting approx. 2.45m beyond the rear line of the property (lower ground floor)/edge of ground floor balcony. The existing ground floor windows are set back further by approx. 1.5m as they are behind the balcony. The proposed extension has also been reduced in height. The proposed extension would be set approx. 1.6m from the boundary. The proposed extension would be north, although the proposed extension would clearly be visible to the neighbouring property, in view of the amendments made to the proposal, the depth of the proposed extension and orientation it is not considered that it would cause detrimental loss of light or visual impact as to refuse the application.

The occupants of ‘Thyme Bank’ have raised concerns that the windows to the rear will cause additional overlooking of their tiered garden and although the windows will have the potential to overlook the garden, they have been reduced in size, windows and the balcony (which is now not part of the design) would currently enable overlooking of the garden area.

Concerns raised in relation to the foundations, construction and sewer would be matters dealt with by building regulations.

In relation to the impact on ‘West Lodge this property is the northern side, it is set further back at the rear and it has a recent contemporary flat roof extension which projects well beyond the rear of ‘The House’

To the north side the application proposes an extension off the lower ground floor with terrace above accessed from the new two storey element. ‘West Lodge’ has one high level window in its south elevation facing the application site. The proposed extension itself will largely be obscure from ‘West Lodge’ by existing fencing and retaining wall. The proposed terrace will be closer to the boundary but in view of the existing elevated terrace and staircase it is not considered that as amended that it would cause any additional detrimental overlooking. Due to the setting of the dwellings the extensions would not cause detrimental loss of light or visual impact.

The occupants have further raised concerns in relation to floodwater management raising concerns about rainwater from Mill lane channelling into the property. The applicants agent has confirmed that the top terrace will have a deck on pedestals allowing water to drain to go through to the waterproofing below which will be on a fall. This will then run to the surface water drain. The existing walkway from the frontage will remain which has a grill to channel water.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Schedule and samples of materials/colours to be agreed including balustrades
4. No additional windows

**Informative**

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.

**Is recommendation contrary to letter(s) of representation? Y**

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| Case Officer: | Jackie Fox | Date: 11.10.23 |
| Authorised by: | Jo Morin | Date: 11.10.2023 |