Development Management – Delegated Officer Report

Application Number: AWDM/0054/24 Recommendation: Approve

Site: 13 Mill Hill Close, Shoreham-by-Sea

Proposal: Single storey rear extension and extension of rear dormer

Date of Site Visit: 29 February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow in Mill Hill Close. It currently has a large rear dormer and a flat roofed ground floor extension. It is proposed to extend the width of the dormer by 3.7m so that it fills most of the roofslope. It is also proposed to replace the ground floor extension with a slightly larger flat roofed extension in the same position, 3.6m deep.

Planning History:

None

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extensions are to the rear and not visible from the street. While the rear dormer is large, the neighbouring bungalows to the east both have equally large dormers and it will not be out of character.

Residential amenity

The proposed ground floor extension is a modest addition which will not harm the amenities of neighbouring occupiers. 12 Mill Hill Close to the west is positioned further back than No.13 and it has a blank side wall facing the site.

The dormer extension will not unduly increase overlooking. The house to the rear is over 40m away.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 11 March 2024

Authorised by: Gary Peck Date: 11 March 2024