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Permitted Development Approval for
2 Millcroft Avenue, Southwick, Brighton, BN42 4RU
Rev A
09/05/24



Front view



Rear View



Side view onto Downland Avenue

CONTEXT

2 Millcroft Avenue is a semi detached singe ownership residential bungalow situated on the corner plot Millcroft Avenue and Downland Avenue. The property type in these streets are mostly bungalows with an L shaped plan, though 2 Millcroft Avenue has no outrigger. Many of the properties have extended into the roof space giving a 1st floor. The adjacent property 4 Millcroft Avenue has extended both to the side with a garage and into the roof space giving this house a much wider footprint.
2 Millcroft Avenue faces two roads and is therefore more exposed than most properties. The style of house differs from the surrounding plots too.

The property is Located in the Hillside ward, which is in the constituency of East Worthing and Shoreham, the local authority being Adur. The property is not listed and it is not in a Conservation Area.

The application is for Lawful Development Permission.

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PREVIOUS PLANNING HISTORY

The property of 2 Millcroft Avenue has planning permission granted to widen the property at ground floor. Reference : AWDM/0195/24, granted 24/03/24. The work for this is due to commence shortly.

USE

The house will be retained as a single private ownership dwelling.

PROPOSED DEVELOPMENT

To add a front porch, rear extension and rear loft dormer.

PERMITTED DEVELOPMENT RIGHTS – refer to the drawings to see the evidence of the below.

CLASS A – rear extension

(b) - the development does not cover 50% of the the curtilage of the property
(d) – the highest proposed eaves of the rear extension does not exceed the height of the eaves of the existing house.
(f) (i) – the proposed extension extends 3m from the rear of the existing house
(ii) – the proposed extension does not exceed 4m at the ridge
The materials proposed in the new extension will be similar / complementary in appearance to the existing house.

CLASS B – rear dormer

- The resulting roof space does not exceed the m3 volume of the original house by more the 50m3.
- The rear dormer will finish 0.2m from the eaves

CLASS D – porches

- Ground floor area does not exceed 3m2.
- The roof is 3m above ground level
- The porch is greater than 2m from the boundary line.

DRAWINGS ACCOMPANYING THIS STATEMENT

Existing:

001	Site plan	1:1250
002	Location plan	1:500
101	Existing Roof plan	1:100
102	Existing Ground floor plan	1:50
103	Existing Loft floor plan	1:50
103A	Existing Roof Plan	1:50
104	Existing West Elevation	1:50
105	Existing South Elevation	1:50
106	Existing East Elevation	1:50
107	Existing Section AA and Section BB	1:50
108	Existing Section CC	1:50

Proposed:

201	Proposed Roof plan	1:100
202	Proposed Ground floor plan	1:50
203	Proposed Loft floor plan	1:50
203A	Proposed Roof plan	1:50
204	Proposed West Elevation	1:50
205	Proposed South Elevation	1:50
206	Proposed East Elevation	1:50
207	Proposed Section A"A"	1:50

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