expires 24/6

Application Number: ADC/0231/08 Recommendation – APPROVE

Site: 12 Mill Hill Gardens, Shoreham-by-Sea

Proposal: Single storey rear extension (with raised rear patio) and enlargement of garage

The Application

The application site contains the western end of a semi detached pair of dwellings at the southern end of Mill Hill Gardens, Shoreham.

An application to extend the property last year with front and rear dormers, a single storey extension at the rear and an elevated rear patio was refused because the proposed dormers were considered to be excessively large and out of keeping with the area (ADC/0582/07).

Subsequent to that refusal, the applicant has now constructed the rear dormer as 'permitted development' following an application for a Certificate of Lawfulness which was granted in December 2007 (ADC/0705/07).

It is now proposed to construct a single storey rear dining room extension measuring 3.5m in depth and 6.2m in width (total area 21.7m^2), with a flat roof that due to the natural slope of the land reaches as high as 3.6m from natural ground level at the southeast corner of the extension.

An elevated rear patio and associated staircase is also proposed, measuring 1.6m in depth (reduced from 3.2m in the previous application) and the same width as the proposed rear extension. The base of the patio is also raised approximately 1.3m off ground level (at its south east corner) due to the sloping nature of the site.

The application also proposes to increase the width of the existing flat roofed single garage by 3m to form a double garage.

Consultations and Representations

Third Party Representations – 1 letter received from the occupants of no.13 Mill Hill Gardens stating no objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The extension will sit above the rear gardens of the properties behind. However, the distance between the extension and the closest rear window of the dwellings behind is 40m+, well beyond the 22m minimum specified in Development Control Standard No.2 as being sufficient to protect the privacy of adjoining dwellings.

There was previously concern at the impact on the privacy of the other half of the semi-detached property caused by overlooking from the patio. The current scheme has reduced the depth of the patio to just 1.6m and it is now more of a 'landing' leading to the steps down to the garden, rather than a full sized patio/sitting area. The neighbour to the east was previously happy to utilise internal retractable curtains to ensure privacy between his glass walled conservatory patio, rather than request a permanent glazed screen which would further block daylight into the side elevation of his structure. As the patio is now reduced in size, it is considered that this would continue to be a satisfactory arrangement.

While the use of a solid wall for the side elevation of the rear single storey dining room extension will restrict some level of daylight to the adjoining rear conservatory of No.11 Mill Hill Gardens, the depth of the extension is 3.5m, and accords with the requirements of Development Control Standard No.3. Consequently, it is not considered that the proposed extension and balcony will unduly harm the amenities of neighbouring residents.

The proposed garage extension will match the appearance of the existing garage and will bring the building closer to the house. It is set back to the rear of the house and will not impact on any neighbouring property. The land levels drop from the side of the existing garage down to the house and details of finished levels are to be sought by condition.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii east side
4. C18A (amended) "details of the floor level of the proposed garage"

Case Officer P. Bamber ..... Date 30/5/08

30/5