Development Control – Delegated Officer Report

Application Number: AWDM/0740/16 Recommendation – APPROVE

Site: 42 Mill Lane Shoreham-By-Sea West Sussex BN43 5NA

Proposal: Single-storey rear extension to south-west elevation to replace existing conservatory and outbuilding

Date of site visit: 23.06.2016

Neighbours checked: Y

Additional neighbour notifications: Y – 14 days

Site and Surroundings

The application relates to a semi-detached house dating from circa 1930s located on the northeast side of Mill Lane. There is a later addition attached garage to the south side. The property has an existing vehicular access and drive. There is a bricked arch to the side of the property housing the gate to the rear garden.

The surrounding area is made up of a mix of dwelling styles and type, some with very large and unattractive 2 storey side extensions, e.g. no. 46 which has a flat roof, 2 storey side extension, which comes forward to the front, and thereby is very visible.

The topography is such that the floor level of the ground floor of the dwelling, is considerably higher than the rear garden height. Therefore in order to access the garden, there are a series of steps leading down. The adjoining dwelling seems to have similar topography at the rear.

The rear doors from the dining room are fully glazed, double doors with a narrow stepping out platform directly outside; the kitchen/utility door has a half glazed door, and also has steps leading down the garden. The garage to the side of the property is lower, and at ground floor, which thereby assists to bring the roof height of this 2 storey extension down to lower than the existing ridge height.

Proposal

Planning permission is sought for a single-storey rear extension extending across the full width of the original house approx. 6.4m wide and 3m deep x some 5m high. It would have a low pitched roof. There will be 5no. linked glazed doors at the rear, with the option of opening as bi-folding doors. There will be a series of steps leading down to the garden. A timber screen will be erected to the side of the door nearest the neighbour no. 44, to a height of 1.7m measured from the platform step.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The proposed extension would be to the rear of the original dwelling only and would be 3m deep, thereby conforming with the Adur District Plan SPD, Development Control Standard no. 3 Extensions and Alterations to Dwellings.

The height of the rear extension is some 5m which is quite high for a single storey extension, but the topography of the site is such that the finished floor height of the ground floor is some 1.3m above the outside ground level at this part of the garden.

There should be minimal overlooking to the neighbouring property no. 44 as that property has the same height differential, and there will be a 1.7m high timber screen erected on the top platform of the steps, to prevent unacceptable overlooking. Currently, the occupants of no. 42 could stand on the platform area of the existing steps and look over, but there is planting contributing to the screening. However, this planting will likely be lost in the building process of the new extension.

The fact that the outside is at a lower level than the ground floor of the dwelling would be a known point when buying and selling the properties, and thereby, any neighbour would be aware of the prevailing situation. But notwithstanding that fact, the 1.7m high timber screen will prevent unacceptable overlooking in any case, and a condition requiring that it remains in perpetuity is not unreasonable.

The shallow pitch on the roof will also minimize the effect of the extension on the neighbouring property, and this is coupled with the fact that it is sloping away from the boundary.

The other neighbour, no. 40 will be approx. 6m away from the side wall of the proposed extension, where the existing kitchen/utility are position, which will be partially removed in order for the development to take place. The proposal will not affect no. 40 in any material manner.

Recommendation

APPROVE

1. Plans
2. Standard time limit
3. Materials to match existing
4. The timber screen on the north west steps platform to remain in perpetuity
5. No winds in the north side elevation

Informative

1. Approved following revision

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 20.07.2016

Authorised by: Jo Morin Date: 21.07.2016