Development Management - Delegated Officer Report

Application Number: AWDM/0245/22 Recommendation – Approve

Site: 43 Mill Lane, Shoreham

Proposal: Proposed rear single storey extension

Date of site visit: March 3rd 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached property on the corner of Mill Lane and Upper Shoreham Road. It has a small conservatory and a small flat roofed extension at either end of the rear of the property. It is proposed to demolish both extensions and construct a larger extension across the rear, measuring 6.3m deep at its recessed western end and 5m deep at its south-eastern end. It will be 3.1m high at its northern end, being flat roofed with a false pitch, and 3.8m high at its southern end with a glazed gable end.

The site has an angled boundary with the house to the west, 341 Upper Shoreham Road, and will be 2.1m from the boundary at a point closest to the original house, and just 0.4m away at the end of the extension furthest from the house.

Relevant Planning History

None relevant

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 (July 2021)

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 extension is quite large but is within a large plot and will not appear cramped or over dominant. It has an appearance which will not harm the character of the existing property and being at the rear will have no impact on the street scene.

Residential amenity

To the south east, 41 Mill Lane has a blank side wall on the boundary with the site and will not be adversely affected by the proposed extension. To the west, the extension will project beyond the rear of 341 Upper Shoreham Road by approximately 2.5m and, because of the angled boundary, the extension will be coming closer to the property. No. 341 has glazed patio doors and windows at the rear and the extension will not project beyond a 45 degree line from the mid point of those ground floor openings. No. 341 has its orientation to the south and will not be adversely affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials

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: 15 March 2022

Authorised by: Gary Peck Date: 15 March 2022