Development Management – Delegated Officer Report

Application Number: AWDM/1084/24 Recommendation: APPROVE

Site: 39 Slonk Hill Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 7th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a link detached bungalow within a street of similar properties in north Shoreham. The ground level reduces from north to south. There is an existing flat roof extension to the rear of the bungalow and consent is sought to extend this further with a 2.3 metre deep extension of matching design, height and materials.

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 site is elevated to the rear and the adjacent bungalows to the west on Truleigh Way are lower. The extension will not have any adverse impact upon the character and appearance of the street scene or the existing bungalow. Although the extension adds to the existing development at the bungalow this does not overly dominate the

building and the design follows existing so it does not appear as a piecemeal addition. The scale of development is relative to that within the surrounding built environment.

Residential amenity

As mentioned the elevated position of the site will make the extension visible from adjacent properties, particularly those at a lower ground level. However it will not be in close proximity to any dwellings, there is spacing due to surrounding gardens and the orientation of the bungalows in Truleigh Way. It is also set away from the side boundary of the bungalow to the east. Therefore the proposed side window will not result in any loss of privacy in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: Hannah Barker Date: 8th October 2024

Authorised by: Peter Barnett Date: 8 October 2024