Expiry 3/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0060/07 **Recommendation - Permit**

Site: **124 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HY**

Proposal: **Raised patio (with steps) at front**

The Application

The application site is located on the northern side of Slonk Hill Road and on the edge of the built up area. The site contains a brick single storey detached dwelling with a front facing full gable end. There is also a flat roofed porch on the right hand side of the front elevation with side steps leading up to the entrance way. A single detached garage is located on the western boundary of the site forward of the dwelling. The dwelling is located on rising ground and setback approximately 20 metres from the street.

The applicant proposes to construct a raised patio on the left hand side of the front elevation generally within the void created by the existing porch. Front steps will be constructed to access the patio. It will have an area of 11.89m² and a maximum height of 1.4 metres, with a floor level of 1 metre.

The dwelling is one of a group five dwellings set in a row (Nos. 116-124) and of an identical design. Many other dwellings on Slonk Hill Road are also of this same design. Along the northern side of the road further to the east from the application site there is an almost consecutive line of dwellings which have some form of front patio/terrace. In the immediate vicinity of the application site, there is a front patio at No. 116 which is of the same general design and positioning but is slightly larger in area (13.44m²) and slightly higher overall (1.7m).

The patio at No. 116 was subject to planning permission SU/170/83. Several other front patio/terraces were also approved in the street around that same time. The most recent approved patio was at No. 72 (SU/118/97) which was much larger in area but considered to not conflict with the Council's policies, design bulletins or standards.

Consultations and Representations

There have been no comments or representations received in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The proposed patio is of a scale and style which is in keeping with the original dwelling. As it is on the front elevation of the dwelling, it will form an obvious visual feature but it is not considered to over dominate the dwelling as it is well set back from the road, protrudes only 1.6 metres forward of the existing building line and is set in slightly from the western side wall. The height is consistent with the current floor level of the dwelling.

Due to the number of similar front patios on the same style of bungalow along the street, it is considered that the dwelling will appear consistent with the character of the street scene.

The patio is not considered to result in any significant visual or shading effects on neighbours due to its low profile. No excessive overlooking will occur as the neighbouring site to the west (No. 126) is completely screened by the applicant's garage and the neighbouring site to the east (No. 122) is uphill of the application site and predominantly screened by the applicant's porch. Users of the patio will not look directly into any neighbouring windows. The dwellings across the street are located over 30 metres from the patio and down hill and therefore not considered to be affected.

Although the patio will result in the loss of part of the existing hard stand area directly in front of the dwelling, it is not considered to significantly affect parking provision to the site as there is a length of at least 10 metres of hard stand driveway remaining.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12Ei .. Permitted shall be Completed to ...

Case Officer: [signature] .....

Date: .....9/03/07.....

[signature] 9/3