Development Control – Delegated Officer Report

Application Number: AWDM/1318/19 Recommendation – APPROVE

Site: 52 Slonk Hill Road, Shoreham-by-Sea, BN43 6HY

Proposal: Demolition of existing conservatory and construction of proposed single storey rear extension and new windows to east and west elevations. (Resubmission of AWDM/1222/19).

Date of site visit: 05.09.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a detached bungalow, situated on the north side of Slonk Hill Road, and backs onto the A27 Trunk Road. The site is on rising ground with a steep slope up to the base of the bungalow and steps lead up to the entrance door. The rear garden also has a rise, and is terraced in order to make it more accessible.

The street is characterised by detached bungalows on rising ground on the north side of the road and slightly lower than the road on the south side of the road.

Proposal

The proposal seeks permission to replace the existing small conservatory at the rear with a larger extension, with a false hipped roof, measuring approx. 4m deep x 8.2m wide x 3m high

Planning History: None

Consultations: None

Representations: None

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The proposed extension will be located to the rear of the property, and because there are no properties to the rear, the extension will not be readily viewed other than by its direct neighbours, no.'s 50 and 54 Slonk Hill Road.

The extension will be approx. 800mm from the side boundary to no. 54 and at at a height of approx. 3m it will be higher than the side boundary fencing, but it is considered that the side elevations of the neighbouring conservatory are already screened by the existing fencing, and that the glazed roof set at the various angles, will be catching the high daylight sun not the low sun. Further, the extension is to the east of the conservatory, thereby the main light will be coming from the south and west, therefore, it is considered that the proposed extension will not materially harm the amenities of the neighbouring property.

No. 50 has already undertaken a deep extension and therefore the proposed extension will not be readily viewed from that property.

Residential Amenity

There will be no windows within the side elevations of the extension, and the side boundary fencing is some 2m in height, thereby there will be no overlooking to either of the neighbouring property, no.'s 50 and 54.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 16.09.2019

Authorised by: Peter Barnett Date: 16 September 2019