Development Management - Delegated Officer Report

Application Number: AWDM/0506/23 Recommendation – Approve

Site: 68 Slonk Hill Road, Shoreham-by-Sea

Proposal: Construction of an additional storey to a height of 1.9m above the existing ridge. (Resubmission of NOTICE/0009/22 with amendments to include roof lights to side roofslopes and alterations to the proposed fenestration detail to the front elevation at 1st Floor)

Date of site visit: 26 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of Slonk Hill Road. The property sits within a line of similar gable-ended bungalows, orientated with their ridge running north-south.

Permission was granted in 2022 to construct an additional storey on No.68 as development permitted by Schedule 2, Part 1, Class AA of the GPDO, as amended.

The new floor will raise the ridge height 1.9m above existing. Three bedrooms (one with en suite) and a bathroom will be created at first floor. A window will also be provided within the rear gable which will serve one of the bedrooms.

The new roof would be finished in concrete interlocking tiles similar to the existing. The extended side walls and gable are to be clad. The existing dwelling has white rendered walls but with a section of timber cladding within the front gable.

This application seeks to amend the proposal as follows:

1. To amend the proposed window detail to the 1st floor right hand bedroom (when viewed from the road) in order to match that of the proposed left hand bedroom window detail, i.e. to provide two narrower panes rather than a single larger pane
2. To introduce 6 no. Velux rooflights (2 on the west side, 4 on the east side) to further improve natural daylight and ventilation to the recently approved 1st floor. All proposed rooflights would be set no less than 1.7m above FFL in order to ensure no overlooking to the neighbouring properties.

Relevant Planning History

AWDM/0268/14 - Householder application for permitted development for prior approval for a single storey rear extension 3.5m in depth to be added onto the

existing extension which is 3m deep, a total of 6.5m from rear wall of the original house, maximum height 3.94m and maximum eaves height of 2.54m.

NOTICE/0009/22 - Householder application for permitted development for prior approval for enlargement of a dwellinghouse by construction of an additional storey to a height of 1.9m above the existing ridge – Prior Approval Granted

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

The additional storey will contain windows at first floor at the rear. The orientation of the properties along this part of Slonk Hill Road does not allow for rear dormers to be installed and there are currently no upper floor windows facing to the rear, in common with neighbouring dwellings, and no dwellings to the rear. The introduction of bedroom windows at first floor will therefore introduce overlooking where there is currently none.

In order to overcome the potential for overlooking and loss of privacy the rear windows are to be obscure glazed below 1.7m above floor level, as previously approved. The proposed side rooflights are at high level, at least 1.7m above the floor, and will not result in overlooking.

The increased height of the roof, including a 1.9m raising of the eaves, has been previously considered to be acceptable and not for consideration here. The change to the front windows is a relatively minor alteration and will result in matching windows across the front at frost floor level.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans
2. Time limit
3. First floor rear windows to be obscure glazed and non opening below 1.7m

Case Officer: Peter Barnett Date: 5 May 2023

Authorised by: Gary Peck Date: 5 May 2023