Development Management – Delegated Officer Report

Application Number: AWDM/1617/23 **Recommendation: Approve**

Site: **48 Slonk Hill Road, Shoreham-by-sea**

Proposal: **Construction of an additional storey above the existing ridge line to include roof lights to side roof slopes and alterations to the proposed fenestration detail to the front elevation at 1st Floor.**

Date of Site Visit: 10 January 2024

Neighbours Checked: **Y**

Additional neighbour notification: **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 is sought to raise the ridge height by approximately 2m to provide accommodation within the roofspace. The ridge height of the dwelling will rise from 5m to 7m; the eaves from 2.7m to 4m. A three pane wide window is proposed at the front with two smaller three pane windows proposed at the rear. These are shown as being obscured glazed up to 1.7m above the level of the floor of the room in which they are to be installed. Roof lights are shown on both sides of the roof slope.

The application follows a previous approval for an increase in ridge height by 1.5m. That application showed no increase in eaves height (AWDM/0426/23).

Planning History:

No. 48 - AWDM/0426/23 - Raising of roof ridge to allow for roof conversion with new windows to front and rear and rooflights to side - approved

No. 68 - 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

No. 68 - AWDM/0506/23 - 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)

No. 42 - NOTICE/0011/21 - Householder application for permitted development for prior approval for enlargement of a dwellinghouse by construction of an additional storey to a height of 1.5m above the existing ridge - refused but allowed at appeal

Consultations:

None

Representations

2 letters received from or on behalf of the occupiers of 50 Slonk Hill Road:

- In order to stop overlooking from the two new windows in Bedroom 2 onto the garden of my property, as well as the obscured glass requirement the hinging of the openable windows must be arranged so that overlooking cannot be possible when the windows are opened.
- The three new rooflights to the West Elevation are shown at eyelevel so overlooking must be possible onto my property's back garden and into my existing east facing rooflight, so obscure glass and opening restrictions must be used to prevent this
- I appreciate the obscured glass addition to what was originally one set of windows. Now there are two sets of windows which create even more of an overlooking issue into our garden.
- The roof light height, shape and opening need to be investigated as this could breach our privacy in our bathroom.

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 (Dec 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 increased height of the roof will have some impact on the street scene as the property sits within a line of similar bungalows. However, the bungalows step up the hill to the east, resulting in a rising mass so that there are buildings on higher ground to the east, thereby reducing the impact of any ridge increase here. Furthermore, one of the bungalows (No.42) has undertaken a larger homes extension, by adding an additional floor including raised eaves and ridge to a height of 6.9m. No. 68 further west has also undergone a similar extension. In this context, the increase proposed here, while greater than previously approved, will not be out of keeping with the street scene.

Residential amenity

The additional storey will contain 2 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. The windows will need to be openable for escape purposes but the obscure glazing should ensure that any effect on privacy is mitigated. The plans indicate that they will be hinged to open to allow views into the applicant's garden rather than towards neighbours. 400mm of clear glass will remain to provide some sky outlook for the occupants, which is considered to be satisfactory in terms of providing a reasonable living environment.

The proposed side rooflights are also to be at least 1.7m above the floor, and will not result in overlooking.

The front window will face across the street and will not have an intrusive impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. First floor rear windows to be obscure glazed below 1.7m and to be hinged so that views are directed to the applicant's rear garden only

5. Side rooflights to be positioned 1.7m above floor level

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 12 January 2024

Authorised by: Gary Peck Date: 12 January 2024