Development Management - Delegated Officer Report

Application Number: AWDM/0368/21 Recommendation – Approve

Site: 117 Slonk Hill Road, Shoreham-By-Sea

Proposal: Single storey rear extension and front porch.

Date of site visit: Not visited, assessed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the south side of Slonk Hill Road. It is proposed to construct a flat roofed front porch measuring 3m wide, 1.5m deep and 2.4m high and a rear extension measuring 4m deep, 3.3m wide and 4m high. The ground level slopes down from the front to the rear of the property.

Relevant Planning History

None

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

There are a number of front extensions along Slonk Hill Road, both flat roofed and pitch roofed and it is not considered that the proposal will be out of character or cause visual harm.

At the rear the proposed pitched roof extension is of a modest size and appropriate to the property.

Residential amenity

The front extension will not harm residential amenity.

The rear extension will be on the east side of the property at the rear, adjacent to a similar extension on the neighbouring property, 115. It will also be replacing an existing conservatory. It is sufficiently distant from the property to the west and will cause no harm to either neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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:	Peter Barnett	Date: 21 April 2021
Authorised by:	Gary Peck	Date: 21 April 2021