Development Management - Delegated Officer Report

Application Number: AWDM/1757/17 Recommendation – APPROVE

Site: 29 Slonk Hill Road, Shoreham-By-Sea

Proposal: Garden decking at rear including balustrade and glazing screen (part retrospective) and increase in height of boundary fence.

Date of site visit: 18.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with a single garage set back to the side. There is an out building to the rear of the garage. The ground levels drop significantly to the rear of the site. Consent was granted under ADC/0422/10 for a raised platform and steps. This has since been removed and recently a new rear decked area with balustrade constructed. This extends along the rear of the main bungalow and the rear of the outbuilding. No planning permission was sought for this development and consent was deemed necessary for these works following an enforcement investigation, AWEN/0245/17. Officers advised that any application submitted should include a privacy screen and an increased height of the rear boundary fence to protect the amenities of adjacent dwellings. The current application therefore seeks retrospective consent for the raised decking and balustrade and consent for a privacy screen on the eastern side of the raised platform. Consent is also sought for additional trellis to be added to the rear boundary fence.

Representations: - Representation received from occupier/owner of 27 Slonk Hill Road. – objection to privacy light and noise. My only objection is to the breach of my privacy which to current arrangement (raised platform at rear with table and chairs) causes. When people sit round the aforesaid table they look straight over my boundary fence and can also see into my lounge. I understand that the proposed fence (which is assume is separate to mine) can only be a maximum of 2 metres high and this would not affect the privacy situation. If the proposed glazed screen solves the problem this would be acceptable, but it must be a permanent fixture.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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

The raised decking and associated works are all to the rear of the property and are therefore not visible within the street scene. Due to the significant drop in ground level to the rear of the site and the east side boundary fence stepping down to the south, the raised platform and associated activity is visible from adjacent properties. The proposed trellis and privacy screen will also be clearly visible from adjacent properties. It is not however considered that the impact would be significant here in terms of visual amenity. The associated screens are necessary to protect the residential amenities of the occupiers of the adjacent dwellings.

Residential amenity

The raised platform gives rise to overlooking to adjacent properties particularly to the east towards no. 27 Slonk Hill Road. The boundary fence offers no screening due to its limited height in relation to the raised platform. It is also adjacent to this boundary that the platform is at its deepest. The proposed privacy screen is necessary here to allow the platform to be used as rear amenity space ancillary to no. 29 whilst removing any mutual overlooking or loss of privacy. Currently when the decking is used there is full view of the rear garden and rear elevation of the adjacent bungalow no. 27. Clarification was given to the objector by the case officer to explain the nature of the screen and that the fence being referred to is the rear boundary fence not the mutual boundary.

The raised platform also allows for an elevated view to the south. There exists a close boarded fence with trellis above. It is proposed that this trellis is to be increased slightly to obscure the direct views to the south. Although this will result in some improvement it is acknowledged that overlooking to the south will occur and that this was the case prior to the raised platform. Yet the increase in height of trellis will improve the current situation whilst not increasing the rear boundary of the dwelling to the south to a level that would be detrimental by being potentially overbearing.

As the raised platform/decking is currently in place and being used there is currently resultant harm. The mitigation measures proposed above will be required to be put in place as soon as possible to remove such harm and allow for a suitable relationship between neighbours with regards to residential amenity. A condition is attached to ensure that the works are carried out within 3 months the date of this consent.

The dwelling to the west is not as significantly affected by the proposed development. The existing outbuilding at the application site is positioned adjacent to the boundary with this dwelling, no. 31 and screens a large part of the decked area. There is a small area of decking to the rear of the out buildings the rear door of the

building leads onto this platform. The section is only deep enough to provide access from and to the building and the decking/garden. This space would not be large enough to provide any seating or entertaining space. There is also close boarded fencing and trellis adjacent along the boundary with some vegetation screening at no. 31. Currently the raised platform and its associated activity would not give rise to harm with regards to loss of privacy, light or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The works hereby permitted including the increased height of the trellis to the rear boundary fence and obscurely glazed screen to the east side of the raised deck shall be installed within 3 months of the date of this consent. Work shall be carried out in accordance with the approved details and shall remain in place at all times and shall not be altered or removed without prior written consent from the Local Planning Authority.

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: Hannah Barker Date: 16th January 2018

Authorised by: Peter Barnett Date: 16 January 2018