Expires 20/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0114/07 Recommendation - Approve

Site: **93 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HY**

Proposal: **Two-storey gabled rear extension with balustrade (revised design with continuous roofline)**

The Application

The property consists of a detached bungalow with brick elevations and a tiled gable roof. The property is located on the south side of Slonk Hill Road with access over a shared driveway with no. 91 Slonk Hill Road to the east.

The application proposes a two storey rear gabled extension. The extension will protrude approximately 4m from the existing rear elevation. The extension will maintain the existing ridge line by constructing the ground floor below natural ground level. A glass door and small window are proposed on the ground floor and a Juliette balcony on the first floor of the rear elevation. The extension is to provide a new bedroom and en-suite on the ground floor and a living room on the first floor.

The application is a re-submission of a previous application for a two storey rear extension on the property (ADC/0438/06) which was refused in January 2007.

Consultations and Representations

Third Parties

Two third party letters have been received from the adjacent neighbours. One of the letters notes that they have no objection to the proposed extension, even though they find it disproportionate in size, providing that no other openings are formed in the extension and conditions are included which address the materials used.

The second letter received objects to the proposed extension as the extension will cause a loss of light to their property and their rear garden area will be overlooked. The letter also notes that the construction works would cause obstruction, noise, disturbance, dust and dirt and could potentially cause the mains service to be damaged.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are the impact of the extension on the character of the dwelling, the street scene and adjoining residential amenity.

Character of the dwelling and near area
The land in the area falls to the south and also slightly to the east. The south side of Slonk Hill Road is characterised by detached bungalows all of the same design.

The proposed two storey extension is considered to be generally in keeping with the existing character of the dwelling and the near area. The extension will elongate the building, but will not cause the dwelling to extend any further than the adjacent property to the east no. 91 Slonk Hill Road. The proposed extension would therefore result in similar dimensions and appearance to the adjacent property. The proposed extension will not be viewed from Slonk Hill Road and will have no impact on the street scene.

Impact on residential amenity
The adjacent neighbour at 91 Slonk Hill Road has raised concerns that the proposed extension will cause a loss of light and privacy to their property. As noted above the proposed extension will not protrude further than the adjacent property to the east no. 91 Slonk Hill Road. The adjacent property is located approximately 4.8m away from the proposed extension and the properties are separated by a shared access way and two adjoining garages. Given the distance between the properties and the location of the garages, the proposed extension is not considered to cause a significant loss of light to the adjacent property. The adjacent property to the west no. 95 Slonk Hill Road also contains an existing rear extension in the form of a conservatory and as such the proposed extension will only protrude 500mm past their rear elevation. The proposed extension should not result in a detrimental impact to the amenities of no. 95 Slonk Hill Road.

There are no side windows proposed in the extension that could cause overlooking impacts and a loss of privacy to either of the adjacent neighbours. A Juliette balcony is proposed on the first floor of the rear elevation, however, there is an approximate distance of 27m between the proposed rear extension and the closest dwelling to the rear. This distance exceeds Council's required distance of 22m between principle rear facing windows and as such any overlooking impacts to the rear would not be deemed significant enough to warrant refusal.

Although the proposal will result in an a rear garden length of 10m, which is slightly below the recommended garden length of 11m as provided in Council's Development Control Standard No. 3, the rear garden area appears to be of similar dimensions to adjoining rear gardens in the near area.

On balance, the proposed extension does not appear to cause a significant detrimental impact on adjoining amenities and is also in keeping with the existing design of the bungalow. The proposal should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Eii '...shall be formed in the eastern or western side walls of the extension...'

Case Officer:.....

Date: 2/4/07

Head of Planning and Community Division: Peter Davies

Date: 4 4 07

Chairman of Planning and Regulatory Committee: A. F. Mills

Date: 2/04/07