Development Management - Delegated Officer Report

Application Number: AWDM/0476/25 Recommendation – Grant

Site: 9 Slonk Hill Road, Shoreham

Proposal: Erection of full width single storey rear extension projecting 4.85m from the rear elevation with a maximum height of 3.6m, new raised patio and steps, relocation of entrance door to the north elevation, insertion of 2 Velux roof windows to north elevation roof slope, amendments to fenestration on south, east and west elevations including Juliet balcony.

Date of site visit: 15/5

Neighbours checked: Y and renotified on revised description.

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Slonk Hill Road. A large rear dormer has been added. As built these properties have gabled front additions and side 'front' doors. No. 7, to the east, has added a porch to this front addition and moved its front door to the front wall. It also has front and rear dormers. Nos. 9 and 11 share a driveway and have paired flat roofed garages beyond their rear walls. Land slopes down from the road and into the back garden with the lawn area 4 steps down below decking level.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. There is no known flood risk.

Planning permission is sought to add a 4.85 metre deep flat roofed rear extension, 3.6 metres in height. It is to have matching brickwork flank walls and vertical composite cladding at the rear. A 1100mm high, 3 metre deep deck area is proposed beyond this with two sets of steps down to the lawn area. It is also proposed to move the front door into the front addition and to add a new window and door to a utility room in the side wall. Front rooflights are also proposed.

Internally, the position of the staircase is to be moved to enable the creation of a first floor bathroom and the subdivision of the existing room into 2 bedrooms. The existing rear dormer is to be altered to include a Juliet balcony and two front rooflights are proposed.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 7, to the east, sits approximately 2.5 metres deeper into their plot then the application site and off the common boundary by 1 metre with no flank wall windows facing the site. The extra depth will not cause any significant harm. The extension is flat roofed and has a maximum height of 3.6 metres which is above eaves height. As it is off the common boundary by 1 metre and only 2 metres beyond the rear wall of No. 7 it is not considered that any significant impact will result.

The new deck to be created is 1100mm in height and 3 metres deep. The revised plans show a 1.6 metre high obscure glazed screen to be added to the east end of the deck to prevent overlooking of No. 7's garden.

No. 7 has a juliet balcony in their rear dormer. The alteration to form a juliet in the existing dormer will not significantly increase overlooking to neighbours.

The extension is the other side of the shared drive with No. 11. No. 11 has a front door and bathroom window in the side wall. No harm will occur.

Visual amenity

The rear extension will rise above the height of the garage but as it is set back from the road by more than 20 metres it will not be harmful to visual amenity. Cladding the rear elevation is also acceptable.

Moving the door to the front wall will reflect changes already made at No. 7. Rooflights do not need planning permission. The new utility room window and

door in the west side wall are to be obscurely glazed. They will face the end wall and rear garden gate at No. 11.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Utility door and window obsc
5. No additional windows on the north or south elevation of the extension.
6. Decking screen erected prior to first use and retained.

Is recommendation contrary to letter(s) of representation? N

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:	MOK	Date: 10/6/25
Authorised by:	Peter Barnett	Date: 10 June 2025