Development Control – Delegated Officer Report

Application Number: AWDM/0889/19 Recommendation – APPROVE

Site: 18 Slonk Hill Road, Shoreham-by-Sea, BN43 6HX

Proposal: Raising of the roof ridge with front and rear dormers

Date of site visit: 20.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a detached bungalow located on a steep hill rise on the north side of Slonk Hill Road, Shoreham, with the rear garden on steeper rising ground. The street is characterised by predominantly detached bungalows.

The raised garden land backs onto the Shoreham-by-Sea by-pass A27 trunk road. Trees on the road verge/end of garden separates the road from the rear garden. Directly behind the bungalow is a level hardsurface section of land, and a wall being the retaining wall for the garden land behind. The garden land is accessed via concrete steps to the side.

Proposal

The proposal seeks permission to raise the ridge of the roof and to provide front and rear dormers.

The front dormer will be between the existing lower forward roof front section and the rear dormer will be across the full width of the house.

The new raised roof will create a long front roofslope and a shorter rear roofslope albeit at a steeper pitch.

Consultations: None

Representations: No objection/support letters received from no.'s 16 & 20 Slonk Hill Road

- Happy to support the planning application, but sad to lose the privacy in our back garden
- No objections or adverse comments to make regarding the submitted plans and are happy to support them

Relevant Planning Policies

Adur Local Plan Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment
The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

There are other properties within Slonk Hill Road which have front dormers i.e. the direct neighbour at no. 16, and others. The front dormer will be in context with the visual character of the locality.

The bungalows in the street also have varying ridge heights and thereby the proposed change to the height of the roof will not be out of keeping with the designs of the properties within the street.

The rear dormer will not be readily viewed from the street, and thereby will not detract from the character of the locality.

Residential Amenity

The properties that could be affected by the proposal are the immediate neighbours to the side of the application site, i.e. no.'s 16 and 20, plus the properties on the opposite side of the street. There are no properties to the rear to be affected.

The properties on the opposite side of the street no.'s 33 and 35, are some 25m distant, and therefore will not be adversely affected by the proposal.

Both no.'s 16 and 20 have made representation to this application and both have raised no objections to the proposal. Notwithstanding this, it is considered that the front dormer will not result in any material loss of residential amenity to either property as it views over their front, non-private areas.

With regard to the rear dormer however, there will be 4 no. windows at the new first floor which will enable a degree of overlooking to both neighbouring side properties. 2no. of these windows will be serving a study and a bedroom; the bedroom window will not be the principal window. It is considered that the overlooking from these rooms would be oblique views and thereby are not considered to result in material overlooking to the neighbouring properties.

Recommendation

APPROVE

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.07.2019

Authorised by: Gary Peck Date: 31 July 2019