

Development Management – Delegated Officer Report

Application Number: AWDM/1539/25 **Recommendation:** APPROVE

Site: 12 Slonk Hill Road, Shoreham, West Sussex

Proposal: Proposed front dormer, single storey rear extension. Extended patio at rear with retaining wall and steps to rear garden.

Date of Site Visit: 3rd February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar properties. There is a garage to the side, front garden, driveway and rear garden which is terraced due to an extreme level change from south to north. There is a rear flat roof dormer. The A27 is to the north of the site.

Consent is sought to add a front flat roofed dormer and rear hipped roof, single storey extension. Due to the existing level changes, excavation is necessary to make space for the extension to the rear and create a patio directly to the rear at the same level with associated retaining wall and steps to the raised garden.

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 (December 2024)

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

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dormer to the front is similar to those that exist within the street scene, it is set in from the sides and is not overly large. It would be difficult to resist such a development within the context of the street scene. The materials to be used will match existing.

The rear single storey extension is 4 metres in depth with a half hipped roof. Many of the properties within this locality have been extended and altered, this development would not be out of keeping. The level changes allow the extension to be 'sunk' into the rear of the site, therefore reducing its impact further. Materials to be used will match existing.

The raised garden levels with terracing are common features along this side of the road to make useable amenity space with such a steep gradient to the rear. In this case the low level patio, raised terraces and access steps already exist. The proposal will allow the space directly to the rear of the bungalow to be lowered to include the site of the extension and patio space, then steps up similar to existing. This would not be harmful to the character and appearance of the bungalow and surrounding built environment. This development will not be visible from the street.

Residential amenity

The front dormer will face properties opposite however it will not result in any increased overlooking as it is onto the public street.

The extension to the rear at 4 metres in depth is the full width of the bungalow. There is spacing between this and the adjacent neighbouring bungalows. To the west there is a bungalow with a rear conservatory. The extension will be alongside this; however any loss of light will be limited as the main aspect is to the rear and due to similar level changes at the adjacent property there is limited light from the north.. The boundary fence remains and screens the retaining walls and terraced garden from the neighbour to the west.

Similarly to the east the boundary fence will remain and there is some separation as a result of the garages adjacent to the boundary. This extension will not result in any loss of light or overbearing impact in this case. There are no side windows proposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 12th February 2026

Authorised by: Peter Barnett

Date: 12 February 2026