Expiry: 12/6

Development Management - Delegated Officer Report

Application Number: AWDM/0494/25 Recommendation – Grant

Site: 84 Slonk Hill Road, Shoreham

Proposal: Demolition of existing conservatory and construction of single storey rear extension. Construction of single storey outbuilding with solar panels. Excavation of rear garden.

Date of site visit: 30/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof bungalow on the north side of Slonk Hill Road. As built the property has 8 steps up to the front door and front terrace. It has a flat roofed porch and projecting flat roofed garage at a lower level. Land slopes up from the road and also down towards the east side boundary.

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

Planning permission is sought to add a ground floor rear extension measuring 5.625 metres in depth. It has eaves and ridge lines lower than the original house at 2 metres and 3 metres respectively and is set in from each flank wall by 600mm. Matching brickwork is proposed.

A garden outbuilding is also proposed 1.4 metres off the back boundary and between 1.5 and 2 metres off the side boundaries. This outbuilding will include a home office and WC along with an occasional bedroom/garden room. It measures 7.2 metres wide and 3.6 metres in depth, excluding roof overhang. It has an asymmetric roof with an eaves heigh at the front (south) of 2 metres and a ridge height of 3.95 metres. It has windows front and rear only. It is to be timber clad.

A new patio area is to be excavated beyond the rear extension 4.2 metres out from the extension to 1 metre depth. A further graduated excavation of the rear garden up to and including the new outbuilding is proposed to a maximum depth of 1150mm closest to the west boundary. The outer edge of the rear garden, 1400mm in width on each side, is to be retained at its existing height and new retaining walls all round are proposed.

Relevant Planning History

None.

Consultations

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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. 86, to the west sits 1 metre deeper into their plot and is on higher ground. Each property is approximately 1 metre off the shared boundary and there is a fence with trellis between the two towards the rear of the bungalows. The flank window in No. 86 closest to the back of their house is obscurely glazed.

Given the level of separation it is not considered that the extension will be harmful to light or outlook at No. 86.

A new clear glazed bedroom window is proposed in the existing west side wall. This will face the fencing and trellis between the two houses and their obscurely glazed window. A high level bathroom window and secondary bedroom window are proposed in the west wall of the extension. They are shown to be obscurely glazed. This will prevent any overlooking. There are high level conservatory windows in this area currently. A condition securing these windows with obscure glazing is recommended.

No. 82, to the south, is on lower ground and its original flank wall sits closer to the road. A modest rear conservatory has been added with an obscurely glazed side panel facing the site. The extension will be approximately 4.5 metres deeper than No.82's conservatory. The eaves height is only 2 metres and the ridge height, hipping away from either boundary is 3 metres. At this scale and more than 2 metres from No 82's conservatory it is not considered that any significant harm to light will occur.

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A new bedroom window will replace a kitchen door and window on the existing east side. This will be to the north of obscurely glazed windows and a door in the side wall of No. 82. A new ‘highline’ kitchen window in this wall will face the blank flank wall at No. 82. A secondary highline window in the east side of the extension will face the separating fencing between the two properties. No significant overlooking will occur. However, given the higher ground level it is considered that the secondary side window in the extension should be obscurely glazed to minimise any potential for overlooking of 82’s most intimate garden area.

The outbuilding is at the end of the garden at least 12 metres from the back of the house. The asymmetric roof is highest closest to the back boundary to allow for the south facing roofslope to incorporate PV’s. The ground level is also to be excavated by 1 metre.

The scale of the outbuilding will not be harmful to any neighbour. Its use for ancillary purposes only, secured by condition, will also ensure no significant intrusion to neighbours.

Excavating the rear garden ground by up to 1100mm to include retaining walls inside each boundary to suit the land adjustment will not lead to any significant harm. The applicant has confirmed via email that the ‘spoil’ from the excavation will be removed from site.

Visual amenity

The extension and outbuilding are in the rear garden. They will not lead to visual harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows
5. Side windows in extension obsc
6. Outbuilding ancillary use only

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.

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Case Officer:	MOK	Date: 13/6
Authorised by:	Peter Barnett	Date: 13 June 2025