# Development Management – Delegated Officer Report

**Application Number: AWDM/0426/23** **Recommendation: Approve**

**Site:** **48 Slonk Hill Road, Shoreham-by-sea**

**Proposal:** **Raising of roof ridge to allow for roof conversion with new windows to front and rear and rooflights to side.**

**Date of Site Visit: 4th April 2023**

**Neighbours Checked:** **Y**

**Additional neighbour notification:** **N**

**Proposal, Site and Surroundings:**

The application relates to a detached bungalow on the north side of Slonk Hill Road. The property sits within a line of similar gable-ended bungalows, orientated with their ridge running north-south.

Permission is sought to raise the ridge height by approximately 1.5m to provide accommodation within the roofspace. Full height glazing with juliet balcony will be provided at the front with a window at the rear and rooflights to the side. The eaves height will remain unchanged.

**Planning History:**

NOTICE/0009/22 - Householder application for permitted development for prior approval for enlargement of a dwellinghouse by construction of an additional storey to a height of 1.9m above the existing ridge – Prior Approval
Granted at No. 68

NOTICE/0011/21 - Householder application for permitted development for prior approval for enlargement of a dwellinghouse by construction of an additional storey to a height of 1.5m above the existing ridge (42 Slonk Hill
Road) - refused but allowed at appeal

**Consultations:**

None

**Representations**

2 letters received from the occupiers of 50 Slonk Hill Road and 64 Mill Road, Lancing:

It is not clear from the amended plan if the obscure glass is full height or not, and if the windows are openable or not.

To prevent overlooking from the new Bedroom 2 onto the heavily used family garden areas of 50 Slonk Hill Road the proposed new first floor window should be effectively designed to stop any overlooking issues - such as full height obscure glass and any openable windows designed to effectively prevent overlooking (and/or use of openable rooflights).

**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 (July 2021)
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 increased height of the roof will have some impact on the street scene as the property sits within a line of similar bungalows. However, the bungalows step up the hill to the east, resulting in a rising mass so that there are buildings on higher ground to the east, thereby reducing the impact of any ridge increase here. Furthermore,one of the bungalows(No.42) has undertaken a larger homes extension, by adding an additional floor including raised eaves and ridge. In this context, the increase proposed here will not be out of keeping with the street scene.

**Residential amenity**

The additional storey will contain windows at first floor at the rear. The orientation of the properties along this part of Slonk Hill Road does not allow for rear dormers to be installed and there are currently no upper floor windows facing to the rear, in common with neighbouring dwellings, and no dwellings to the rear. The introduction of bedroom windows at first floor will therefore introduce overlooking where there is currently none.

In order to overcome the potential for overlooking and loss of privacy the rear windows are to be obscure glazed below 1.7m above floor level. The windows will need to be openable for escape purposes but the obscure glazing should ensure that any effect on privacy is mitigated. 400mm of clear glass will remain to provide some sky outlook for the occupants, which is considered to be satisfactory in terms of providing a reasonable living environment.

The proposed side rooflights can also be required to be at least 1.7m above the floor, and will not result in overlooking.

The front juliet balcony will face across the street and will not have an intrusive impact.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. First floor rear windows to be obscure glazed below 1.7m
5. Side rooflights to be positioned 1.7m above floor level

**Is recommendation contrary to letter(s) of representation Y**

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: Peter Barnett Date: 15 May 2023

Authorised by: Gary Peck Date: 15 May 2023