Development Management - Delegated Officer Report

Application Number: AWDM/0517/21 Recommendation – Refuse

Site: 42 Slonk Hill Road, Shoreham-By-Sea

Proposal: Raising of the roof ridge to create a two storey 6no. bed dwelling with South facing balcony

Date of site visit: Not visited, assessed using Google Maps and photos on AWDM/1806/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of Slonk Hill Road. It is proposed to raise the ridge and eaves by approximately 1.5m to create a first floor with a front (south facing) balcony at first floor. two bedrooms and a living/dining room will be formed at first floor, bringing the total number of bedrooms to 6.

The property sits within a line of similar gable-ended bungalows, orientated with their ridge running north-south. Further east there are different forms of bungalow with hipped roofs facing the street, some containing dormers.

Relevant Planning History

AWDM/1304/15 - Front infill extension

AWDM/1305/15 - Application for Certificate of Lawfulness for proposed rear extension

AWDM/1164/16 - Conversion and extension to existing garage to form part garage and habitable room.

AWDM/1806/17 - Retention of alterations and extension to existing garage (retrospective).

Consultations

None

Representations

2 letters of objection received from the occupiers of 40 Slonk Hill Road and an unspecified address:

- The raising of the roof is not in character with the road or surrounding area, no other house on this road or adjoining roads have extended the ridge line above the existing ridge line.

- The idea of a six bedroom in the middle of a 2/3 bedroom area will cause parking problems, they already have more than one car per person as it seems as it is being used as a trading address not a residential. Where do they plan to park cars and two commercial vehicles?
- I notice from the drawings that they propose to install two windows looking north, there are currently no windows facing this direction, so installing two windows will result in a total loss of privacy for both myself and number 44 as these will now look straight into my Garden, which is currently not overlooked at all
- Concerns about sewage and water from number 42 from being 2 bedroom bungalow to a 6 bedroom bungalow and how it will affect our water and sewage supply to our bungalow.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The street scene is consistent along this stretch of bungalows with unaltered ridge heights and few roof alterations generally. To raise the ridge and eaves to create a first floor would appear incongruous and out of character, thereby causing harm to the street scene. The dwelling would be noticeably higher than its neighbours, the impact exacerbated by the provision of a front balcony at first floor level.

Residential amenity

The orientation of the properties along this part of Slonk Hill Road does not allow for rear dormers to be installed and, as there are no upper floor windows facing to the rear, and no dwellings to the rear, the introduction of two bedroom windows at first floor would introduce overlooking where there is currently none. It is considered that this would be unduly intrusive and the proposal would therefore cause harm to the residential amenities of neighbouring occupiers.

Parking

The property will be changing from a 4 bed bungalow to a 6 bed dwelling. Parking is available on the frontage and along the driveway at the side of the property, plus on street if necessary, without causing a serious loss of amenity for other residents. It is not considered therefore that there are highway grounds to refuse the application.

Recommendation

REFUSE, for the following reason:

1. The proposed extension, by reason of the raised ridge and eaves height and the introduction of a front balcony at first floor level, would form an incongruous and discordant dwelling which would be higher than its neighbours and out of keeping with the character of the immediately surrounding development. The proposal, therefore, fails to comply with Policy 15 of the Adur Local Plan 2017, 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'' and guidance contained within the National Planning Policy Framework.

2. The proposed rear windows at first floor level will introduce overlooking where there is currently none, resulting in a loss of privacy to the detriment of the residential amenities of the adjoining occupiers.The proposal, therefore, fails to comply with Policy 15 of the Adur Local Plan 2017, 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'' and guidance contained within the National Planning Policy Framework.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Case Officer: Peter Barnett Date: 23 April 2021

Authorised by: Gary Peck Date: 23 April 2021