Development Management - Delegated Officer Report

Application Number: AWDM/1519/18 Recommendation – Approve

Site: 20 Slonk Hill Road, Shoreham-By-Sea

Proposal: Change in levels of upper part of rear garden to form uniform level including new patio and outbuildings and construction of hobby room set into excavated area of garden and landscaped over. Construction of 2.5m high gabion wall on rear boundary to replace existing fence.

Date of site visit: 29 October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a bungalow on the north side of Slonk Hill Road. The rear garden is on various levels as it rises up to the rear (north). It is proposed to landscape the garden to provide a consistent upper level. The works consist of the following:

- Raising ground to level of existing artificial lawn
- Replacing outbuildings with new outbuildings measuring less than 2.5m high
- Excavation of section of upper level to provide a subterranean hobby room with upper garden over
- Replacement of rear boundary fence with 2.5m high, 0.5m thick gabion wall

Relevant Planning History

None

Consultations

None

Representations

1 letter received from the occupier of 22 Slonk Hill Road:

- Concerned at effect that excavation will have on their garden

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 2018)

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 rear of the property is bounded by an area of woodland directly adjacent to the cutting to the A27. The works to the garden will not have a wide visual impact.

The gabion wall will be visible from Slonk Hill Road as one passes the property but it will not be unduly intrusive or visually harmful given its distance from the road and limited visibility.

Residential amenity

The works are at the end of the garden, furthest from neighbouring properties. No adverse impact is anticipated. The new room built into the garden will not cause any loss of privacy or amenity.

The neighbours’ concerns about structural stability are noted but they constitute a civil matter between the applicant and their neighbours only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: Peter Barnett Date: 5 November 2018

Authorised by: Gary Peck Date: 5 November 2018