Expiry Date – 2/12

Development Control – Delegated Officer Report

Application Number: AWDM/1631/20 Recommendation – Grant

Site: 103 Slonk Hill Road, Shoreham

Proposal: Proposed single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

This application relates to a detached hipped roof bungalow on the south side of Slonk Hill Road. The property shares a driveway on its west side with No. 123 with paired garages at the head. There is a 1.8 metre wide passage between Nos. 119 and 121.

Land slopes down from the road towards the back garden and also up from the west.

The site is not is a conservation area and is not listed. There are no restrictions on permitted development for extensions or alterations to these houses.

Proposal

Planning permission is sought for a 4 metre deep rear extension with a fully pitched roof with an eaves height of 2.4 metres and a ridge height of 4.5 metres, lower than the current ridge. The application also involves the installation of a window in the east flank, to a bedroom, and three new windows in the west wall in place of the current high level one, 2 bedrooms and an en-suite.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 119 has the same rear building line and is unextended. It is on slightly higher ground. Each property has a side passage approximately 900mm in width. A 4 metre deep extension is permitted development. This extension needs permission only because it has a ridge height in excess of 4 metres (4.5m). The extra 500mm in length, over DM Std for single storey rear extensions, is offset by the distance set off from the boundary.

No.119 has two obscurely glazed windows in its side wall facing the site. The new east facing bedroom window will not be harmful. No. 123 has a kitchen window towards the front of their home and what appears to be a bedroom window towards the rear. It sits approximately 1.5 metres deeper into the garden and is on lower ground.

The introduction of windows in the flank wall does not in itself need planning permission. There is existing mutual overlooking and this area is communal and used for parking purposes and rear garden access by both houses. The introduction of two bedroom windows will not cause a significant loss of privacy and curtains/blinds can be used to ensure maximum privacy.

Character

This is a rear extension so will not be widely visible in the streetscene and therefore not harmful to the character of Slonk Hill Road.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 1.12.2020

Authorised and signed by: Peter Barnett Date: 1 December 2020