Expiry: 22/9

Development Management - Delegated Officer Report

Application Number: AWDM/0974/25 Recommendation – Approve

Site: 89 Slonk Hill Road, Shoreham

Proposal: Rear decking with fencing enclosure, railing and new steps. Changes to fenestration.

Date of site visit: 24/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Slonk Hill Road. Land slopes down from the road to the rear boundary. Rear internal floor level is considerably above garden level. There is a detached rear garage on the east side.

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

Permission is sought to add a raised rear deck with steps down to the garden and fencing either side. The deck is 3 metres deep and the full width of the bungalow. Steps down are on the east side adjoining the driveway. 1.8 metre high timber fencing, above terrace level, is proposed either side. The application originally included a rear extension but this was removed from the proposal due to the position of a drain on site.

It is also proposed to relocate the living room to the back and the two bedrooms to the front. This involves removing the front picture window and replacing it with two separate windows. In the east wall a kitchen door and window are to be replaced with a new window in a slightly different position. A new window is proposed in the west wall as a secondary window to the new rear living room which is to have bi fold doors.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

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

Both neighbouring properties have rear extensions deeper than the proposed terrace . No. 91, to the west also has a rear terrace with fencing off the boundary. It has a secondary living room window in its side wall but this room's primary outlook is down their garden.

No. 87 is the other side of the driveway.

No significant harm to neighbour amenity will result.

Visual amenity

The change to the front elevation fenestration is similar to many others in the street. The side elevation changes are of little consequence.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Privacy screen to be installed prior to first use of decking and thereafter retained

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 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

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favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 14/10
Authorised by:	Peter Barnett	Date: 14 October 2025