expires
13-5-08

Development Control – Delegated Officer Report

Application Number: ADC/0149/08 **Recommendation - Permit**

Site: **124 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HY**

Proposal: **Front extension**

The Application

The application property is a detached bungalow located on the north side of Slonk Hill Road within an area designated as AONB and as part of the built up area of Shoreham.

The property itself is a bungalow with ridged roof and front and rear gable, with a flat felted roof porch to the east of the front elevation. The property is sited on sloping ground at a higher level than the road. It has been extended with a front raised patio with steps up to the entrance porch to make best use of the southern aspect at the front of the property.

The proposal is to extend the existing porch to the west over the raised patio area to create a front extension the whole width of the property. The proposal would be 4.1m wide, by 2.9m deep, by 2.15m in height.

To the east are a number of very similar properties all which have the front flat roof porch. The application property steps in front of the building line of the four properties to the east. To the west is No.126 Slonk Hill Road, which is aligned more with the properties at the north end of The Drive (No's 80-84) and it is stepped well in front of No.124. To the rear of No.124 is a detached garage directly adjacent to the location of the proposal. No.122 to the east has been extended with a front extension but with a full gabled roof design which matches that of the house.

Usually a planning application would not be required as the proposal does not extend past the front part of the building closest to the road, however the original development of Slonk Hill Road has restrictive conditions placed on the planning approval (SU/546/72) preventing garages and front extensions.

Consultations and Representations

Third Parties: One letter has been received from the neighbour to the west (80 The Drive) who remarks that provided the glazing in the west side window is 'non-see through' they are happy.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No.3 states, amongst other things, that front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the building line, or abut side boundaries. In the case of detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties, will not usually be allowed.

Visual amenity
The only other front extension in Slonk Hill Road is that at the adjacent property (No.122) which is of a full gable design and has resulted in elimination of the existing flat roof porch. Usually extensions which are seen from the front require a roof which matches that of the original dwelling.

However given that the flat roof porches are rather larger than a standard porch at 6.8sqm and that they exist on most of the properties on the north side of Slonk Hill Road, it is considered that the flat roof of the proposed extension would not appear particularly out of character. In addition consecutive properties to the east (No's 82 – 98 evens) have front projecting flat roof garages in addition to their porches, some of which are adjoined, which contribute to the general character of the area. The proposal would be adjacent to the detached garage at the rear of No.126 which would shield the proposal from view from the west.

With regards to the size of the proposal, it would not appear over dominant or cramped given the size of the original dwelling.

Residential amenity
The proposal would be relatively close to the rear boundary of No.80 The Drive, and usually the windows would have an excess amount of overlooking due to the elevated position, however the applicant has stated that the windows will be obscurely glazed and non-openable which is considered acceptable.

The proposal would not have an adverse effect on the amount of light that the rear garden of No.80 receives and would not affect the outlook from their rear rooms.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18C3 - The windows in the west side ....etc.

Case Officer:
Date: 29/4/08

PB 29/4/08