Development Management - Delegated Officer Report

Application Number: AWDM/1693/17 Recommendation – APPROVE

Site: 56 Slonk Hill Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension existing conservatory removed.

Date of site visit: 18.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar properties on the north side of Slonk Hill Road. The bungalow and its adjacent neighbours are uniform in appearance when viewed from the street with front projecting flat roof garages, a flat roof, front entrance and gabled roof bungalow. The ground level increases from west to east and also from south to north.

There is an existing flat roof conservatory to the rear of the bungalow. There are outbuildings to the rear within the garden and to the side adjacent to the conservatory and the western boundary.

Permission is sought for a single storey flat roof rear extension. The extension is the full width of the bungalow with a slight overhang to the western side of 0.7 metres. The extension has two elements, to the eastern side of the rear elevation an extension to the living space which is 5.6 metres deep and 3.7 metres wide. The element to the west is recessed and forms a bedroom and ensuite. This section overhangs the side of the bungalow and is limited to 4.3 metres in depth. The roof of the extension is all flat roof design with a roof lantern proposed above the living area. Windows are proposed onto the north elevation facing onto the rear garden.

Amended plans have been received following concerns from officers with regards to the side overhang. Although not overly prominent this part of the development would be visible within the street scene. It was requested that the extension was fully set in behind the main dwelling. Amended plans have been received which show the roof and eaves lowered to respect those of the existing building. These plans as amended are for consideration here.

Consultations: -None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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 majority of the proposed extension is to the rear of the bungalow, it is therefore not visible within the street scene. The side overhang has been improved in design to match the roof and eaves of the existing bungalow. This section is well set back and will not be a dominant feature within the street scene. It will be in keeping in design and appearance with the existing building. In contrast the rear extension is of flat roof design with large fascia and eaves which are out of keeping with the existing dwelling. However on balance it is considered that the extension is not visible within the street scene and will therefore not impact upon the character of the locality detrimentally. It is also in keeping in scale with the existing bungalow, despite being a large addition.

Residential amenity

The eastern part of the extension is deep at 5.6 metres and is in close proximity to the boundary with no. 54 Slonk Hill Road. This adjacent bungalow is at a higher level and there is a high boundary screen and some vegetation which offers screening. This therefore lessens the impact of such a deep addition. The height of the extension is also limited by the flat roof design. In this instance the impact is therefore considered to not be significantly detrimental to the residential amenities of the occupiers of no. 54.

To the west is no. 58 a bungalow at a lower ground level. There are windows along the side elevation of no. 58 facing onto the side of the application site. These currently receive limited light and outlook due to the proximity of the adjacent bungalow and the existing shed. This neighbouring bungalow has been extended to the rear with a continuation of the gable. The proposed extension adjacent to this extended bungalow will be to a similar depth. No windows are proposed on this side of the extension and a condition is attached to ensure that no additional openings can be inserted in either side of the extension. It is considered that there will be no significant impact upon the residential amenities of the occupiers of no. 58 Slonk Hill Road.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings on the west and east elevation of the extension.

Informative: -

1. Proactive with amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 9th January 2018

Authorised by: Peter Barnett Date: 10 January 2018