Expiry Date - 20/04/2011

Development Control – Delegated Officer Report

Application Number: ADC/0104/11 Recommendation – Approve

Site: **29 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HX**

Proposal: **Application for a non-material amendment to planning permission ADC/0422/10 comprising the enlargement of the window in the west elevation of the extension, removal of rooflights and removal of window in east elevation**

The Application

The application property is a detached bungalow located on the south side of Slonk Hill Road. Planning permission was granted in December 2010 for a single storey rear extension measuring 4.2m deep, 7.4m wide (the full width of the dwelling) and 5.7m high (ADC/0422/10). It had a hipped roof with rooflights on all three sides to provide light into the ground floor room. A raised access platform was proposed to run along part of the west side and south (rear) elevation.

The extension is currently under construction and several non material amendments have been made to its external appearance. These are:

- The removal of the rooflights
- The removal of the high level window in the east side elevation
- An increase in the size of the window in the west side elevation (previously high level, now full size)

Consultations and Representations

Consultations/Comments

None

Third Parties

1 email received from the occupiers of 31 Slonk Hill Road objecting to the proposal to increase the size of the window on the west elevation. This will result in overlooking of their garden and property causing a loss of privacy should the existing shed attached to the back of the applicant's garage be removed.

1 email received from the occupier of 27 Slonk Hill Road stating that he has no objection to the proposed amendments as the previous east facing window has been removed.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The alterations to the fenestration do not materially alter the character or appearance of the extension.

Residential amenity

The removal of the rooflights and the window on the east side is acceptable. The main concern is with the proposed increase in the size of the window to the west elevation from a high level window to a full size opening. The window will enable views across to the neighbouring garden and conservatory at 31 Slonk Hill Road. Such views are presently obstructed by a shed which is

attached to the rear of the garage at No.29 but there are no reasonable means to control the retention of the shed in perpetuity. Once it is removed, overlooking will be possible which would be unneighbourly and which would not normally be acceptable. Had the window been proposed originally, a condition would have been imposed to ensure it was obscure glazed and non-opening. Such a condition should therefore be imposed under this application in order to make the proposal acceptable in amenity terms.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No. 1010/003 Revision 3 13/01/2011

…….. existing planning permission ADC/0422/10 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing no. 1010/003 Revision 1 9/12/10 with the following additional condition:

C18Civ west side

Case Officer Peter Barnett Date 6 May 2011