Development Management - Delegated Officer Report

Application Number: AWDM/0842/16 Recommendation – Approve

Site: 102 Slonk Hill Road, Shoreham-by-Sea

Proposal: Retention of wooden decking to west elevation (retrospective).

Date of site visit: 27/04/16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

Planning permission is sought, retrospectively, for the retention of a wooden decking structure that has been constructed to the western elevation of this bungalow. The decking is of light wood construction and has been erected to provide a level surface on the otherwise sloping (north to south) ground outside of the sliding doors to the living room. A fixed table and chairs have been constructed on top of the decking.

No. 102 forms part of a close of 8 indentical bungalows which front onto a pedestrian accessway with open plan front gardens. There is no vehicular access to these properties other than along Slonk Hill Road to the south. The shared path running up to the properties and the open frontages creates an enclosed space with a feeling of shared communality.

Relevant site history
None.

Consultations (summarised)
None.

Representations (summarised)
Letters of support have been received from the owner/occupiers of numbers 98, 104, 108, 109, 111, 112, 113 and 115 Slonk Hill Road.

Relevant Planning Policies
Adur Local Plan AH7
NPPF

Planning Assessment

Principle
There is no objection in principle to small scale residential alterations such at this.

The principle considerations are whether any detriment is caused to the residential amenity of neighbours or the visual amenity of the wider area.

Residential amenity – neighbours
No objections have been received pursuant to the planning application that allege any detriment to residential amenity is being caused by the structure.

This application has arisen as the result of an enforcement investigation which was generated by a complaint alleging that the structure resulted in overlooking. This was not found to be substantiated during the site visit. The area in which the structure is situated can lawfully be used as residential garden space and an (unfixed) table and chairs could be used without any planning restrictions.

The pedestrian pathway and open frontages create a nature degree of overlooking and expectations of privacy in these areas would naturally be lower. Front windows can be screened if this is not desired.

Visual amenity
Although the structure has been constructed of materials that are not evident elsewhere in the immediate vicinity, it is of modest scale and does not appear as a prominent or intrusive visual feature.

In time the wood will weather and its appearance will soften further.

Recommendation

Approve
Subject to Conditions:-

1. Development retained in accordance with approved plans

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 letter(s) of representation? N

Case Officer: Claire Pink Date: 06/09/16

Authorised by: Gary Peck Date: 6 September 2016