Development Management - Delegated Officer Report

Application Number: AWDM/0210/21 Recommendation – APPROVE

Site: 68 Slonk Hill Road, Shoreham-by-Sea

Proposal: Detached office building in rear garden with decking

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 68 Slonk Hill Road is a linked bungalow, and is positioned on rising land. The rear garden continues to rise, and because of the rise, the garden has a level patio directly to the rear of the bungalow, and then it has been tiered into sections to accommodate the change in height of the garden proper; it has steps leading up to each of the tiered sections of the garden. The top of the garden at the back is much higher than the dwelling.

The rear garden measures approx. 22m from the rear of the dwelling (21m from the rear of the garage).

This application site is situated on the north side of the road and backs onto a treed landscape buffer next to the A27 Shoreham-bypass trunk road. The street comprises predominantly detached bungalows.

The site is not within a Conservation Area and is not a Listed Building.

Proposal:

This application seeks planning permission to provide:-

- a detached, timber clad, single storey, office structure within the rear of the garden measuring some 6.2m wide x 3.2m deep x 2.7m high;
- the office structure will have a full height glazed window on both of the side elevations, a high level window on the east elevation, and 4no. full height glazed doors on the front (south) elevation;
- raised decking to the front of the structure measuring some 6.2m wide x 2m deep x 300mm high;
- a balustrade on both sides and front of the raised decking area.

Consultations: None

Representations: 1no. letter from neighbouring property

- Concerned about the position of the building at the top of the garden;
- We will be overlooked even more than we already are;
- Lack of privacy looking into the garden/conservatory/and bedroom;
- We will feel uncomfortable sitting in our own garden;
- Building will affect the value of our property.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The office building will be of timber construction, and will have double glazed, aluminium windows. The structure will be set approx. 500mm from the rear boundary of the site.

Because of the rising height of the rear garden, it has been tiered for ease of use, with steps leading up to each of the tiers. Also because of its height, the existing dwelling and its neighbours can all be relatively clearly viewed when using the garden.

It is noted from Google maps that there was formerly a garden room at the rear of the garden, but this has now been removed. It is also noted from the same source, that most of the properties along this stretch of Slonk Hill Road, have structures/outbuildings within their rear gardens, and some have many outbuildings within a greater percentage of their rear gardens.

The proposed office outbuilding will be set relatively centrally within the rear garden, and will have a section of decking to its front, which is considered reasonable given the sloping nature of the natural ground level. The use of the office is not considered to result in any greater overlooking of neighbouring properties than the use of the existing garden land. Indeed photographs show that views into the neighbouring

property windows as suggested by a representation would be limited and partially mitigated by existing planting.

The office structure is thereby not considered to result in any material harm to the visual or residential amenities of the neighbouring properties to such an extent as to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Ancillary use only

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.04.2022

Authorised by: Peter Barnett Date: 29 April 2022