Expiry Date – 16/7

Development Control – Delegated Officer Report

Application Number: AWDM/00383/18 Recommendation – Grant

Site: 101 Slonk Hill Road, Shoreham

Proposal: Raised decking and steps to rear.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to a detached bungalow on the south side of Slonk Hill Road. Land slopes down from the road and continues to slope down to the back garden boundary.

The rear ground floor level is considerably above garden level with 6 shallow steps down to it from a rear conservatory.

The site is not listed and is not in a conservation area.

Proposal

Planning permission is sought to create a rear terrace off the conservatory

Relevant Planning History

None.

Consultations

None undertaken.

Representations

Following an initial objection the occupier of 166 Downside wrote in confirming No objection.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 103. to the west, is the other side of paired driveways and has a high wall between their garden and garage. The terrace will not affect them.

No. 99, to the east, has a similar depth rear terrace with a low side wall approximately 1 metre in height. The site and No. 99 are separated by 1 metre wide side gated accesses each. There will be mutual overlooking possible with this development, as opposed to No. 99 currently being able to overlook the site. This is easily resolved through the use of an end screen on either or both terraces.

The terrace is well removed from the rear boundary with Downside gardens.

Character

This terrace is at the rear of the property and will not be visible from the street. It will not affect the character of Slonk Hill Road.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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 any representations? No.

Case Officer signed: MOK Date: 29.6.18

Authorised and signed by: Peter Barnett Date: 29 June 2018