Expires 5/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0209/07 **Recommendation – Permit Application**

Site: **2 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HX**

Proposal: **Hip-roofed east side extension**

The Application

The application site is a two bedroom detached bungalow located on a large plot on raised land on the north side of Slonk Hill Road, Shoreham. It features a converted front pitch roofed porch, a pitch roofed east side extension and a large open plan front and east side garden. A narrow garage and driveway is sited on the far west of the plot. The property is bounded narrowly to the north by a line of woodland shielding the A27 bypass cutting, to the west by the main rear garden and to the south and part east by Slonk Hill Road itself. The proposal is to add a large extension to the east side that will house two further bedrooms, a shower room and a new entrance hallway. This extension will be 7.9 metres in width, 6.1 metres in depth and will feature a hipped pitched roof with an east side rooflight. To offset the loss of the existing east side bedroom window a new window will be added into the north elevation of the main building.
This part of north Shoreham is located within the Sussex Downs Area of Outstanding Natural Beauty (AONB).

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12, AC2, AC3, AB25

West Sussex Structure Plan: DEV1, DEV5, CH1, CH2

Development Control Standard No.3: 'Extensions and Alterations to Dwellings'

Planning Assessment

The key planning considerations concern how this development will impact upon the AONB and whether it is a sympathetic addition to the existing building and streetscene.

Impact upon the AONB

The Sussex Downs AONB lies predominantly north of the A27, however its southern boundaries encroach into this part of northern Shoreham. Policies AC2 and AC3 of the Local Plan seek to allow development within the AONB only in compelling circumstances and if the designs are of a sufficiently high standard to protect and enhance the character of the AONB. It is however recognised in the Local Plan that there is a need to review the southern border 'anomalies' that encroach into the built up area of Shoreham. Given that this property is shielded by woodland and the A27 bypass cutting, this development will not be visible from the bulk of the AONB, will not impact on its character and will therefore not conflict with the above policies.

Design and Impact upon Amenity

The proposed extension will be large in comparison to the main dwelling. It will be a single storey structure located on the rear east side of the plot featuring a pitched roof with a ridge line level with that of the main dwelling. It will extend an extra 7.9 metres to the east and a further 1.8 metres forward of the existing east side extension without exceeding the original building line. The frontal elevation will include a large window to the master bedroom and a further window and doorway to the new entrance hallway. An east side hip will mirror the existing hip on the western elevation and bring an element of symmetry to the building. The extension itself will only be visible from the immediate south as the rear woodland extends to the roadside to the east disguising its view from along Slonk Hill Road. It will have no impact on any neighbour's amenity and will not offer any visual obstruction.

As the extension is to be located to the rear of the plot with the additional bedrooms sited also to the rear, there is concern that the amount of daylight reaching these rooms will be compromised by their northerly aspect and the close proximity (approximately 2 metres) of high border fences and trees. The architect has acceptably offset this by including glass walls between the bedrooms and the new hallway to capture natural light from the windows on the southern elevation.

It is noted that the tree on the southern border is a prominent feature of the streetscene and potentially in treat from the proposed building work. In order to avoid the loss of this tree a condition should be attached protecting it from any damage during the construction process.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C11D: 'The existing tree on the southern border shall be retained...' (retention of existing tree etc)

Case Officer:.....

Date: 10/5/07.

10.5.07.