Development Control – Delegated Officer Report

Application Number: AWDM/0545/18 Recommendation – REFUSE

Site: Shearings, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Addition of first floor to alter dwelling from chalet bungalow to 2 storey house and single storey rear extension with balcony above to replace existing conservatory to west elevation (re-submission of AWDM/0859/17)

Date of site visit: 03.05.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is situated within the Old Shoreham Conservation Area. The property is a detached chalet bungalow circa 1930's with 3no. dormers within the front roof, it is brick faced and there are 2no. front gable sections which act as wings to the dwelling, which continue to the rear. At the rear, and between the wings, are 2no. single storey extensions, one with a mono pitch roof and the outer one being a flat roof conservatory. There is also a wide flat roof dormer directly above the mono pitch extension. To the side of the dwelling is a lean-to/covered way with a plastic roof. This covered way leads to the rear garden.

The land is quite raised up from the road, and a fairly recent construction at the front of the site sees a walled frontage set back from the road with a grass verge in front of the wall. Behind the wall is a parking area, and another high wall with steps leading up to the front garden. This flint wall serves the purpose also of framing the dwelling as seen from the street. As the front wall is approx. 2m in height, the whole dwelling is not viewed from the street, with mainly just the roof section and dormers of the dwelling on show.

The street's character is one of detached dwellings, some of which are listed. There is a Grade II Listed Building opposite the site, 'Adur Lodge' has a very high flint wall around it, indeed, The Street contains many buildings and walls of flint construction. Listed Buildings no.'s 4 and 5 The Street to the south west of the application site is of a similar design to the application building, which is of a flint construction with clay rooftiles, and has a front boundary wall which frames the building. But because of its scale, proportions, and use of natural materials it makes more of a visual contribution to the quality of the conservation area.

Proposal

Permission is sought to deliver a first floor and new roof which will thereby create a two storey detached dwelling.

The eaves height will be raised from approx. 2.3m up to approx. 4.4m. The overall height of the existing dwelling is 6.4m to the ridge and the proposal will be approx. 7.1m to the ridge.

The footprint of the ground floor of the existing dwelling will largely remain, but with the side utility room being removed; the rear conservatory changing to a solid structure and being extended out by a further 2.2m, to an approx. depth of 4m and a width of approx. 6.2m. This rear extension will also have a set of triple doors on each of its sides.

The rear bay windows will change to bifolding doors, creating 3no. sets of bifolding glazed doors at the rear.

At the front, the existing bay ends will be extended sideways and upwards, in order to create a recessed entrance door. The entrance door will have 2no. glazed full length windows next to the door, and directly above at first floor will be a triple window.

The new large side bays at ground floor will have a set of French doors with a glazed wing either side, and the first floor directly above the French doors will be a windows protruding forward of the hipped roof, with their own hipped roofs over.

The new first floor will accommodate 4no. en-suite bedrooms, the internal measurements (including shower rooms) being approx.:-
Bedroom 1 ~ 6.5m wide x 5.1m deep;
Bedroom 2 ~ 6.5m wide x 5.1m deep;
Bedroom 3 ~ 4m wide x 4.9m deep; and
Bedroom 4 ~ 5m wide x 4.9m deep.

Other alterations will include changes to the fenestration on all elevations; a balcony with balcony screening around the rear extension; and exposed cut foot rafters.

Consultations:

Adur & Worthing Councils: The Design and Conservation Architect objects: *The site sits amongst a group of chalet bungalows at the northern end of The Street, opposite Adur Lodge, a Listed Building. The Street forms an important part of the Old Shoreham Conservation Area, having originally been the main through road of the village, leading via Mill Hill to the villages to the north. The group of buildings of which this property forms a part, are well set back from the road and where seen amongst the landscaping, and were deemed to be of townscape value in the Conservation appraisal document.*

In more recent years, new flint walls and a large parking area have been built at the front of the Shearings. Although this has exposed the building in the streetscene it is still felt to be in keeping with the scale of its neighbours. The most noticeable view of the building occurs when moving south down The Street, when this group of buildings become the central view around the flint walls of Adur Lodge. From here the scale and form of the proposals will dominate the streetview and detract from the character and appearance of the conservation area.

Representations: Objection letter from Tetherdown, (formerly Doriel), The Street

- The distance between my property and the application is 188cm not 3m, my soffit extends to the separating fence panel with trellis above
- Raising the height of the wall at Shearings would cause overshadowing, loss of light and possibly privacy
- Would dwarf houses either side
- The building work so close to my property would cause considerable disruption and noise

Relevant Planning Policies:

Adur Local Plan 2017: Policy 15, Policy 17
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality together with the character and appearance of the Conservation Area.

Visual Amenity

The existing dwelling is quite visual within the street scene being on such raised land and having no landscaping screening to the front to soften it from view. It is also located quite closely to its neighbouring dwellings of 'Tetherdown' (formerly Doriel) to the south, and 'Rose Cottage' to the north.

The proposed new first floor will raise the eaves from approx. 2.3m up to approx. 4.4m, and the height of the proposed dwelling will be raised from some 6.4m to approx. 7.1m, and because of the elevated position of the dwelling within the street, it will appear much higher. The neighbouring properties are both currently lower in height than the existing property 'Shearings' and the provision of the first floor will create a particularly visually prominent dwelling out of context with its neighbours.

'Rose Croft; to the north is on a narrower plot than 'Shearings' and it has quite a lot of landscaping around it which softens the dwelling and helps to screen it from view. 'Tetherdown' to the south also is well landscaped within its plot, and it too has a narrow frontage to its plot. 'Shearings' is devoid of real landscaping to its front area, and has a wider plot, particularly at is frontage, and the dwelling is only some 1.5m from the side boundary with 'Tetherdown' and approx. 2m to the side boundary with 'Rose Cottage'.

The new perpendicular height of the new elevational walls from the existing hipped roof of the dormered bungalow, on the raised land from the road, will present a dwelling of imposing proportions when viewed from the street, and will have an overwhelming impact on its neighbouring properties to the north and south. Although the resultant dwelling at 'Shearings' would only be some 700mm higher than the original dwelling on site the raised eaves will visually bulk the dwelling. Further, the current dwelling has an eaves height of approx. 2.3m and then kicks into a hipped roof which thereby provides a greater visual gap between the application site and its neighbouring properties. By having an increased height to the eaves with the proposal, this gap will be lost and the dwelling will appear cramped in its setting.

The exposed cut foot rafters are of an architectural design which are of interest and would be in keeping with the character and appearance of the Conservation Area, but alone these do not compensate for the larger issues that have occurred by the high walls with the correspondingly high eaves height, which are considered out of proportion for the location of the dwelling in close proximity with its neighbouring dwellings. Indeed, it is considered that the resultant dwelling is generally lacking in character and is largely devoid of visual interest or detailing characteristic of the Conservation Area i.e. chimneys, decorative window heads/cills etc.

Residential Amenity

'Rose Croft' to the north is a bungalow and has some windows on its side elevation facing 'Shearings', which appear to be secondary windows. These windows will be put into a degree of shade from the proposed first floor and new roof, but as they are secondary, it will not be unacceptably demonstrable.

'Tetherdown' (formerly 'Doriel') to the south is a 1½ storey dwelling and has a first floor dormer in its side elevation with the windows of the dormers facing directly onto 'Shearings'. The dormer windows appear to serve a bedroom and a bathroom. These windows would suffer a loss of daylight and outlook due to the additional height of the extension at a distance of approximately 2.5m. It is considered the effect on the outlook from this room would be noteworthy, particularly if there are no others windows serving the room. There are 2no. first-floor windows proposed in the south side of the proposed extension shown as obscurely glazed (serving shower rooms), thus no loss of privacy would occur.

The property on the opposite side of the street, 'Adur Lodge' is largely screened behind a very high wall which directly abuts the road. There is a window on this street elevation, but it is at an angle from the road. Whilst they will be able to see 'Shearings' it will be at an oblique angle and thereby will not be demonstrably affected by the proposal.

The property to the rear (west), no. 10 Lesser Foxholes is a two storey dwelling and has many windows facing towards the application site. There is some evergreen hedging on the rear boundary separating the two properties. The distance between the two properties is some 18m and the additional first floor and roof, will undoubtedly bring the dwelling into view to the rear property. It is considered that there will not be any demonstrable overlooking or overbearing resulting from the proposal to 10 Lesser Foxholes.

Recommendation

REFUSE

By reason of its scale and form, the proposal would appear as an overdominant and unsympathetic development which would be out of keeping with the scale of existing development, and harmful to the character and appearance of the Old Shoreham Conservation Area and the visual amenities of the locality in general. It would also have an unneighbourly impact on the outlook from an existing first-floor bedroom window at the neighbouring property to the south 'Tetherdown' (formerly 'Doriel'). It is thereby contrary to Adur Local Plan policies 15 and 17, Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework relating to design and the conservation of the historic environment

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Case Officer: Eve Hearsey Date: 06.11.2018

Authorised by: Peter Barnett Date: 9 November 2018