Development Management - Delegated Officer Report

Application Number: AWDM/1994/20 Recommendation – APPROVE

Site: 23 Falcon Close, Shoreham-by-Sea, BN43 5HN

Proposal: Proposed 2 storey side extension, single storey rear extension and new larger dormers to front and rear roofslopes.

Date of site visit: Previously visited 04.07.2019. Current application assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached chalet bungalow on a corner position within Falcon Close. Because of its corner position, it has a larger than average rear garden, being wider at its rear boundary than its front boundary. Its neighbour at no. 24 has a similar situation with regard to its plot, but has a larger plot.

The dwelling has been extended at the rear with a rear flat roof extension; a rear conservatory; a rear dormer; a side utility room; and a front dormer. There is also a flat roof garage abutting the side boundary to no. 24. The boundary wall to no. 24 is approx.1.5m high. At the rear of the site is a large detached timber cabin outbuilding with an attached covered decking area. This decking area meets a paved patio/walkway from the house.

To the rear of the site is an alleyway, approx. 1m wide, separating Falcon Close from the properties at the rear in Harbour Way.

Falcon Close comprises a varying mix of designs and sizes, and many have front dormers.

The proposal seeks permission for:-

- Gable fronted 2 storey side extension. The ridge of the roof sitting up to approx. 500mm higher than the ridge of the host dwelling; the front elevation of the ground floor of the extension will be in line with the existing front elevation of the host dwelling. However, the front elevation of the first floor of the extension will sit approx. 1m forward of the proposed first floor dormer;
- Single storey flat roof extension (of which the main of the first floor extension sits). The side extension will be positioned approx. 1m from the mutual side boundary with the neighbouring property no.24;

- Single storey flat roof rear extension increasing the width of the existing rear extension to 8.3m x approx. 3.7m in depth & increasing the height of the existing flat roof extension up to approx. 2.95m;
- Replace the existing flat roof rear dormer with a larger/deeper flat roof rear dormer across the full width of the existing host dwelling;
- Replace the existing flat roof front dormer with a deeper and narrower front dormer, measuring approx. 1.6m deep x 3.4m wide x 1.65m high.

Representations: None received

Consultations: None

Relevant Planning History:

AWDM/0943/19 Single storey side/rear extension to west and north elevations
Approved 05.08.2019

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 Amenity:

Falcon Close is accessed off Old Fort Road, and after the initial section of road into the close, it opens into a square with a large grassed amenity area in the centre, and no. 23 is positioned on the top north-west corner of the square. The initial stretch of Falcon Close comprises predominantly bungalows, but then when it gets to the junction at the start of the 'square', the properties visible within the square are 2 storey dwellings, with some 1 ½ storey dwellings interspersed. Navigating around the square via the left (west), no.23 can be clearly viewed from the first bend in the road. Currently, no. 23 is a 1 ½ storey dwelling with full glazed entrance door and a small roof dormer on its front elevation, plus a detached garage to the side. Its adjoining semi, no. 22, does not marry in appearance with no. 23 with regard to the dormer size and other fenestration, and it is on a smaller plot.

The proposed extensions to no.23 will see the complete change of appearance of the dwelling by the loss of the detached garage and the provision of a two storey,

gable fronted side extension. This two storey side extension will have a garage door as access to an internal storage area.

The side extension will in fact be made up in two separate forms of development by way of a flat roof ground floor extension with its construction coming up to approx. 1m from the side boundary with no. 24, and as it is thereby built at an angle, its rear section will be wider than the front section. The front first floor section will be built square, and thereby will not follow the whole width of the angled proposed ground floor. Although wider than the front section, the rear first floor section will also be constructed square, and again will not be as wide as the proposed angled ground floor. Thus, there will be 2no. triangular ground floor roof sections not covered by any part of the first floor square built extension.

The result of this construction will mean that visually, looking directly at the dwelling from immediately to its front, it will be clear that the first floor extension is narrower than the ground floor; but when viewed from the east this quirkiness will not be readily viewed; but again, from the west, the constructed articulation of the built form will be noticeable.

The applicant states that he is basing the design of the property on some that are in Beach Green, and it seems that these properties with the 'added' on gable fronts may well have been constructed in such a format in the first instance. Nevertheless, there are many examples on the Beach Estate, of a two storey gable frontage directly abutting the lower section of a 1 or 1½ storey chalet style dwelling section. Other than a separate gable fronted dwelling next to a chalet style bungalow, (no.'s 34 & 35), and one where a gable frontage protrudes forward of a chalet style (no. 30), there are no other examples of such development within Falcon Close itself, although there are many examples of individual and quirky designed/style dwellings within the Close.

The side extension will have a higher ridge than the existing dwelling which ordinarily would be resisted. However, it is considered that the position of the property on a corner, adjacent to a taller house provides sufficient justification to accept the extension as proposed. It has been amended during the course of the application to set it back level with the front of the house and not project forward as originally proposed.

On balance, therefore, it is considered that the change in design of the original dwelling will architecturally meld with the existing dwelling types within Falcon Close and can be supported.

Residential Amenity:

The immediate neighbouring properties to the sides and rear are likely to be the ones most affected by the proposed extensions, namely no.'s 22 & 24 Falcon Close, together with no.'s 146 – 154 Harbour Way to the rear.

No.'s 146 – 154 Harbour Way is a terrace of two storey detached dwellings, and therefore it will be only from the rear of these properties could the proposed extension be visible.

There is now a ground floor outbuilding structure constructed at the rear of no. 23, very close to the boundary with properties in Harbour Way; this therefore will largely screen the ground floor changes from those properties. The rear gardens of these properties measure out from between 9m in depth to 14m in depth. But from rear elevation to rear elevation they measure to vary from some 20m to 24m. These depths thereby are more than adequate to mean that the proposal will not materially affect the existing dwellings to the rear.

The main changes taking place which could affect no. 22 Falcon Close to the east is the increase in size of the front and rear dormers plus the increase in size of the rear extension. These changes would see the larger front dormer coming closer to the middle boundary point of the roof with no. 22 by some 1.4m; and the larger rear dormer coming closer to the middle boundary point of the roof with no. 22 by some 800mm. No.22 has existing front and rear dormers which will largely screen the new dormers from view.

No. 24 is positioned further from no. 23 than its attached neighbour, and is at an angle from no. 23. The proposed ground floor extension is largely as per the extension as approved under AWDM/0943/19 and thereby will not be affected by that part of the development. The first floor extension, is effectively in 2 no. sections with the rear sections being closer to no. 24, however, the windows in the first floor side elevation of no. 24 appear to be bathroom and bedroom and face at an angle to the proposal and thereby will not directly overlook the first floor development and will not be materially affected by the proposal.

Recommendation Approve subject to conditions

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

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

Informative:- 1. Approved following amendments

Case Officer: Eve Hearsey Date: 22.02.2021

Authorised by: Peter Barnett Date: 23 February 2021