0Development Control – Delegated Officer Report

Application Number: AWDM/0503/19 Recommendation – APPROVE

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

Proposal: Increase of ridge and eaves height plus higher gables with glazing to front and rear elevations to facilitate increased accommodation within roofspace and replace existing conservatory on north-west elevation with single storey rear extension.

Date of site visit: Various dates – most recent 31.07.2019

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' which has a very high flint wall around it. 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 has a dormer frontage and is of a flint construction with clay rooftiles, and has a front boundary wall which frames the building. Because of its scale, proportions, and use of natural materials it makes 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 by approx. 1.4m up to approx. 3.9m. The overall height of the existing dwelling is some 6.5m to the ridge and the proposal will be approx. 6.8m to the ridge.

The footprint of the ground floor of the existing dwelling will largely remain, and the side utility room will remain; the rear conservatory changing to a solid structure and will be extended to be approx. 4m x approx. 6.2m. This rear extension will also have a set of bifold doors to the rear together with internal bifold doors connecting to the main house.

The rear bay windows of the existing chalet bungalow will change to bifolding doors, creating 3no. sets of external 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 to the side and above the entrance door will be further long windows and above the door will be an additional window.

The new large side bays to the side of the entrance door, will each have a double height window following the contours of the pitched roof above.

The new first floor will accommodate 4no. en-suite bedrooms, with the master en-suite bedroom being the largest.

Consultations:

Adur & Worthing Councils: The Design and Conservation Architect:

I think this application is now supportable, but materials need to be conditioned as do details of windows to include where windows are openable.

Representations: None received

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 visible 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, 'Tetherdown' to the south, and 'Rose Cottage' to the north.

'The neighbouring properties are both lower in height than the existing property Shearings' and the provision of the first floor on this amended application will create a dwelling with a ridge height of only some 300mm higher than the original dwelling. Although each side section of the hipped roof will be greater than the existing side sections of the roof by approx. 1m in width. The design too will be changed, with the existing front dormers removed, and replaced by windows that appear to be 2 storey in height with a triangular point at the top.

'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 elevational walls, as read from the street, are approx. 1m higher to the eaves than the existing and the new roof follows the same pitch as the existing hipped roof of the dormered bungalow, therefore from the street, the amended height of the dwelling will be noticeable, particularly given the change in design, and it is considered that the shaped windows will add to the character and appearance of the street scene and the designated Conservation Area.

'Tetherdown' to the south is positioned quite close to the boundary with 'Shearings', indeed it has an extension around the flue sited on the east side of their property, which comes very close to the boundary with 'Shearings' and also the eaves and guttering protrudes out to the same boundary line. But there are no windows on the side elevation of the ground floor to be affected. There is though, a side window serving a bedroom, within a dormer which faces over onto the roof of the 'Shearings'. Viewing from this window it is seen that there is currently no outlook for the occupier. The raising of the height of the side elevational wall of 'Shearings' will mean that the new roofslope will be nearer to the bedroom window, in terms of height, but it is not considered that there will be a material loss of sky-light available to this room.

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 unacceptable.

'Tetherdown' 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 serves a bedroom and a bathroom, it is considered that these windows would not suffer a material loss of daylight and

outlook from what currently exists. There is a side window proposed in the south side of the roof of the proposed extension which will serve an en-suite, thus no loss of privacy would occur, and a condition requiring the window to be obscure glazed would be appropriate.

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. However, it is not considered that there will be any demonstrable overlooking or overbearing impact resulting from the proposal to 10 Lesser Foxholes.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. Details of windows, including where openable.
5. The rooflights in the side roofslopes shall be obscure glazed

Informatives

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 22.08.2019

Authorised by: Peter Barnett Date: 22 August 2019