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Development Control – Delegated Officer Report

Application Number: ADC/0542/08 **Recommendation – Permit Application**

Site: **229 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Variation of condition 02 of ADC/0324/08 (to amend materials to include cedar boarding on gables, rendered walls, dark grey roof tiles and grey window frames) and approval of details of balcony privacy screening on north and south side in relation to condition 03 of ADC/0324/08**

The Application

The site is located within the built up area of Shoreham Beach. The Shoreham beach area as a whole comprises of an eclectic mix of properties varying in style, design and scale. However this particular area including and surrounding the site does form part of an area of distinct and quite uniform character. The bungalow is within a row of four almost identical bungalows which is within a row of six bungalows all of modest single storey design. On the opposite side of the road is a crescent of uniform two storey terraced buildings with asymmetric roofs.

The existing bungalow is of a pitched roof design with an existing flat roof garage to the south. There is a front driveway with vehicular access from Harbour Way and a dwarf wall which encloses a front garden area. There is a flat roof rear extension as existing with a balcony above which is accessed from the side of the bungalow via an external staircase. The bungalow currently has three bedrooms.

Previously permission was refused for a first floor addition converting the bungalow to a house with the enlargement of the garage. This application was refused in March 2008 under application reference ADC/0022/08, due to the large and unsympathetic design of the proposal being out of keeping in scale and appearance with the existing bungalows detracting from the built environment of the locality.

Following this permission was granted in July 2008 (ADC/0324/08) for the raising of the roof of the existing bungalow and converting the loft to create a first floor and an enlargement of the garage. The pitch of the roof of the bungalow will be steeper with the ridge increased in height by 1 metre. A balcony will remain to the rear at first floor level, access to the balcony will be from the external staircase to the side of the bungalow and from the bedroom at first floor level. An extension was also approved to the front of the existing garage. The extensions provide a bedroom and bathroom at first floor level.

The current application relates to the previously approved scheme ADC/0324/08, permission is sought to vary condition 2 of ADC/0324/08 which states: -

"The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority. Reason: In the interest of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan."

It is proposed that instead of white weather boarding, cedar boarding will be used with rendered brick work. New dark grey concrete tiles will replace the existing similar tiles. The windows are currently uPVC double glazed, it is proposed that these will be replaced with grey powder coated aluminium framed windows with doors to match.

Permission is also sought to approve details in relation to condition 3 of ADC/0324/08. This condition states: -

"Prior to the use of the first floor balcony hereby permitted, privacy screening shall be erected to the north and south sides of the balcony area in accordance with details to be submitted to an approved in writing by the Local Planning Authority. Reason: To protect the amenities of the occupiers of the adjacent residential properties and to accord with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan."

The plans submitted show obscurely glazed balcony screens to the south and north (either side) of the balcony and clear glazing to the east (rear) of the balcony. The screens are 1 metre in height on all sides.

Consultations and Representations

Third Parties: **-** No third party representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, LOC1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including 'Development Control Standard No. 3' Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed raising of roof and loft conversion to create first floor and enlargement of garage as permitted under application ADC/0324/08 will remain as permitted with the only change being the variation of materials. The scale, design and form of the bungalow will remain the same and in keeping with the bungalows either side. The change of materials from those to match the existing bungalow and those adjacent is not considered to significantly change the character and appearance of the building which would detrimentally affect its appearance within the context of the street scene and surrounding area.

As stated above the bungalow is within a row of four very similar bungalows. These bungalows and other buildings surrounding the site are constructed of mainly brick and tile with white weather boarding and tile hanging. However there are variations in the colours of the bricks and tiles used and to the south west of the site towards Old Fort Road the use of building materials is more varied. Permission has also recently been granted for a similar proposal to vary the use of materials from those to match existing at 223 Harbour Way to the south of the site, the materials approved there are very similar to those proposed in this case.

It is considered that the proposed materials are acceptable and will give the bungalow a contemporary finish while still relating to the adjacent bungalows and surrounding built environment.

The proposed privacy screens are 1 metre in height slightly higher than those existing at 0.8 metres. Both clear and obscured glazing are proposed, it is considered that these will be in keeping with the proposed development and acceptable in this case.

Residential Amenity

Nos. 231 to the south and 227 to the north both are of matching design to the application site when viewed from the front. The change in materials proposed will not have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The form and scale of the building will remain the same with no additional window openings proposed.

The proposal to approve details of the privacy screening in relation to condition 3 is considered to be acceptable in this case. A balcony already exists to the rear of the bungalow with existing screening up to 0.8 metres. It is not considered that there will be any additional over looking to the adjacent properties than is as existing, this will improve the current situation.

Recommendation

APPROVE for reason that :- 1PPi

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2. The building shall be finished with western cedar clad boarding and Dark Grey Calderdale, sandtoft concrete tiles. Reason: - In the interests of visual amenity and to comply with Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer..... V Baker .....Date..... 18/12/08 .

TB 18/12/08