Development Management – Delegated Officer Report

Application Number: AWDM/0154/23 Recommendation: APPROVE

Site: 225 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Remodel existing bungalow to form 2 storey house with raising of the roof ridge, ground floor extensions to sides and front and extension of roof with balcony to rear

Date of Site Visit: 19th March 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on Shoreham Beach. It is located on the eastern side of Harbour Way, the sailing club is directly to the rear and the Fort is to the south east. The site is on the corner with the sailing club access to the north. There are a number of similar bungalows along this side of the road, many of which have been altered and extended with raised ridges, dormers and balcony additions. There are also examples of changes in materials with cedral cladding and contemporary style design. There are two storey dwellings opposite the site, also a variety of building styles.

The bungalow as existing has a gabled roof with flat roof double garage to the side. Consent is sought here to remodel the bungalow by raising the ridge of the bungalow and adding a side extension utilising the space where the garage currently is sited and also extending to the rear of this. This creates a continuation of the new ridge to the side with smaller front gable above the proposed garage and larger gable to replace the original.The footprint of the building is extended forward and to the side slightly. Also proposed is a rear flat roof dormer and balcony, privacy screens are shown on the proposed plans.

Representations: - None received.

Consultations: - West Sussex County Council Highways Authority: -
The dwelling is currently served with two garage spaces with a parking space fronting each. The application form states that there will be no changes to the parking provision as a result of the proposed which alludes to the fact that the garage spaces may not currently be used as a parking provision. From observation of the submitted plans, the existing garages may not meet WSCC standards of 3m x

6m as they appear to not have sufficient width to accommodate an average sized vehicle. Although the proposal sees a reduction in a garage, the proposed parking layout accommodates two external parking spaces and a garage of sufficient width and depth. The WSCC parking demand calculator outlines that 2 parking spaces would be sufficient to serve a dwelling of this size in this location.
Secure and covered cycle parking is to be accommodated within the associated garage and there appears sufficient space to facilitate this provision. It is advised that this provision is sealed via planning condition.
It is not considered that the proposal would materially change the existing arrangement or generate additional vehicular movement over that currently generated by the dwelling. Any overspill parking or visitor parking could be accommodated on street as is the existing practice. There are restrictions in the form of junction protection and double yellow lines which seeks to prevent on street parking in key locations along Harbour Way.
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the Proposal. If the Local Planning Authority (LPA) is minded to approve this application the following conditions are advised.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The bungalow will be increased in scale and footprint with the height increased; it will be remodelled and its character will change. However there are a variety of building styles, scales and heights within the locality. The other bungalows along this row have been extended and altered and the ridges have been raised. That proposed here will be consistent with the adjacent dwellings. The use of cement boarding to the first floor and rear dormer will also not be out of keeping. The plans show a gap to the boundary to maintain spacing between the dwellings.

The balcony and rear dormer are not features that will be out of keeping within this locality and can be supported here.

Residential amenity

The main property to be affected is the adjacent bungalow to the south as the site is on a corner and the sailing club is directly to the rear.

To the south is the existing flat roof double garage. This section will be increased in height and depth with the rear section infilled and set forward slightly. The side gable of the neighbouring bungalow is blank at first floor with windows at ground floor. These windows already receive little light and outlook due to the existing building. It is not considered that there would be significant harm here which would warrant a refusal. The proposed building will be positioned slightly further to the rear than the neighbouring bungalow however this will not be harmful either.

There is a side door at ground floor proposed and a first floor bathroom window. This will be conditioned to be obscurely glazed with no additional openings permitted to protect the privacy of the adjacent occupiers.

The neighbour has two rear balconies, the proposed balcony will be adjacent however there will be a privacy screen to the side. It is not considered that there will be loss of privacy in this case which would warrant a refusal here. Balconies are commonplace within this locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render and cement boards
4. Cycle parking
5. Car parking
6. No additional windows on the north or south elevation of the bungalow. With the windows/doors on the south side to be obscurely glazed.
7. Privacy screens.

Is recommendation contrary to letter(s) of representation N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 26th March 2024

Authorised by: Peter Barnett Date: 26 March 2024