Development Management - Delegated Officer Report

Application Number: AWDM/2025/20 Recommendation – APPROVE

Site: 86 Beach Green, Shoreham-By-Sea

Proposal: Two-storey side extension to west elevation and single-storey rear extension to north elevation, plus alterations to existing rear dormer

Date of site visit: 11th January 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of Beach Green on Shoreham Beach. It has an integral garage with front, flat roof dormers and a large rear dormer.

Consent was originally sought to add a two storey extension to the side of the building incorporating the existing bungalow with a front to rear gable design with front projection and single storey rear extension. Officers considered that the front projection was too dominant within the street scene and the rear projection of both the two storey gable and the single storey rear extension would have an adverse impact on both the adjacent neighbouring properties. Amended plans have been received showing the front projection brought back so that it only has a slight set forward to make the gable a design feature without any significant front projection. The eaves on the gable to the side have also been slightly lowered. The rear single storey extension follows flush with the side of the outside wall on the western side a further 3.5 metres. The same 3.5 metres depth is adjacent to the attached neighbour. Then on both sides there is a 1.4 metre set in then a projection to 4.8 metres in depth. A Juliette balcony is to the rear gable at first floor and the existing rear dormer is also altered to form a Juliette balcony serving bedroom 2.

The proposals will provide a gym, utility and open plan living space at ground floor with two additional first floor bedrooms and a shower room. Brick and white render will finish the building.

Consultations

Adur and Worthing Councils: - Environmental Health -

Recommended Conditions: -

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and

Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Private Sector Housing – No comments

Representations

None received

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 dwelling and its surroundings.

Visual amenity

The existing chalet bungalow is on the end of a row of many chalet bungalows along this part of Beach Green. Flat roof front dormers dominate the street and although there is some variation all follow a matching front building line to the east of the site. To the west is a two storey dwelling with various style properties opposite. It is considered that the principle of the front to rear gable extension will be acceptable in this case. Although a two storey addition to a bungalow the design here will provide a contemporary addition which is immediately adjacent to a two storey dwelling. The increased height and bulk of form will not conflict with the existing street scene or appear out of scale with its neighbour. As amended there is no significant front projection and this therefore largely follows the existing building line and does not dominate the street scene. There is an existing example of this type of development further west at 106 Beach Green. A 1m gap is maintained to the boundary.

The use of white render will further enhance the appearance of the building in keeping with other development within the vicinity of the site. The gable, although

deep from front to back will run along side the neighbouring house and the side elevation will not be clearly visible.

The rear extension and changes to the rear dormer will not be visible within the street scene, and they will not contribute to overdevelopment here.

Residential amenity

Although the development will be visible from properties opposite the site the main properties affected are those either side. To the east is an attached chalet bungalow, there are no rear projections at ground floor adjacent and there is a similar rear dormer. The gable extension is in line with the existing rear dormer and is set away from the boundary of the attached dwelling. Despite the increase in height it is not considered there will be any adverse impact here. The single storey extension has been reduced to 3.5 metres adjacent to the boundary to comply with Development Management Standard No. 2. Set in by 1.4 metres this extends to 4.8 metres in depth. It is considered that this relationship is acceptable. No significant loss of light or overbearing impact will occur in this case. There are no windows proposed in the side elevation.

To the west is the two storey detached dwelling. The first floor gable extension will abut the side boundary of the neighbouring house. There are no windows at first floor on the side elevation but there is a side ground floor window, which as existing has little light and outlook. It faces the boundary fence and side wall of the existing bungalow. The gable extension will increase the height of the bungalow adjacent to this property. However the majority of the impact will be screened by the blank side elevation of the existing neighbouring house. The ground floor windows serving the gym and the kitchen will be conditioned to be obscurely glazed to limit any overlooking to the side of the neighbouring property or rear garden.

The gable extension and single storey extension will project beyond the rear elevation of the adjacent dwelling. However there is a 1 metre spacing between properties which will remain. Also as with the attached bungalow, the single storey extension has been set in and is limited to 3.5 metres in depth adjacent to the boundary. On balance this relationship is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials white render and brick
3. Standard 3 year time limit
4. No additional windows on the east or west side elevation of the extensions.
5. The windows on the west elevation shall be obscurely glazed at all times.
6. Hours of work condition

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd February 2021

Authorised by: Peter Barnett Date: 3 February 2021