Development Management – Delegated Officer Report

Application Number: AWDM/0446/24 Recommendation – APPROVE

Site: 28 Riverside Road Shoreham-by-sea West Sussex BN43 5RB

Proposal: Single storey rear, side and front extension. Resubmission of AWDM/1502/23 increasing height of extensions to accommodate structural elements and increased flat roof insulation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the south side of Riverside Road and is a detached bungalow. The plot stretches from Riverside Road to its north side to Cheal Close to its south side. Properties to the east of the site have shorter amenity areas to their front and rear, which means that there is a double bank of properties either fully facing Riverside Road or Cheal Close.

The topography of the site is on rising land with the property being slightly stepped up from the street scene.

The application property is partially within Flood Zones 2 and 3.

Proposal:

Permission is sought for 3no. separate single storey extensions, plus other changes:-

- Provide a projecting square bay window extension to the front elevation measuring approx. 3.9m wide x 1.3m deep x 3.45m high;
- Extend and reconstruct the existing rear extension total measurement approx. 11.6m wide x 5.5m deep x 3.3m high;
- Side extension (to directly adjoin the rear extension), measuring approx. 2.4m wide x 2.45m deep x 3.3m high;
- Double doors in line with front elevation for open car port to side of dwelling;
- Level platform to front of entrance door approx. 4.7m wide x 1.2m deep x 440mm high, with steps leading to it;

- Canopy over level platform at front, supported by pole. Canopy to have a Green roof system;
- Solar shading canopy to rear with retractable screens, supported by 4no. poles;
- Roof of extension to have solar PV across;
- Elevational walls to new and existing to be fitted with external insulation, and then covered with brick slips over for all walls, excluding the front, north elevation.
- Fenestration changes to all elevations.

Relevant Planning History:

AWDM/1502/23 Single storey rear, side and front extension.
Approved 03.01.2024

Representations: None received.

Consultations: WSCC Highways: No highway safety concerns.

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 2023

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area, the effects on the amenities of neighbouring residential occupiers.

Visual & Residential Amenity

The proposed works will be largely the same as the previous approval AWDM/1502/23. However, changes include to the height of the extension, which will be raised as there will be additional insulation going into the build in order to comply with the Building Regulations warm roof requirement; the movement of the steps leading to the platform; a widening of the proposed front bay window; the external insulation; fenestration changes to south elevation.

No material overlooking would occur as although there are changes in fenestration, their locations will be to where they are already established and are at a sufficient distance to overcome unneighbourly overlooking.

The changes to the approved scheme are not considered to have a materially adverse impact on either the existing visual amenities of the property or the existing residential amenities of the neighbouring properties.

Indeed, no. 30 to the east has recently gained planning permission to remodel the existing bungalow to form a two storey flat roof dwelling together with extension and a front (north) balcony.

The character of the area, is thereby amending to provide more modern architecture with associated higher green credentials than before, i.e. warm roofs and additional insulation.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.06.2024

Authorised by: Peter Barnett Date: 7 June 2024