Expiry Date – 8/7/19 eot agreed to 16/7/19

Development Control – Delegated Officer Report

Application Number: AWDM/0750/19 Recommendation – Grant

Site: **19 The Burrells, Shoreham**

Proposal: **Conversion and remodelling of existing chalet bungalow into two-storey house with mono-pitch roof with white render and timber cladding and single-storey rear extension to replace existing conservatory on rear (east) elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to a chalet bungalow on the east side of The Burrells and close to the junction with Harbour Way. The southern end of The Burrells meets Old Fort Road and the beach beyond.

The existing property is a 1950's pitched roof chalet bungalow with a front barn end detail and ground floor font bay windows. The property has a double garage on its south side.

On its north side the site runs parallel with the rear garden boundaries of houses 128, 130 and 132 Harbour Way and 21 The Burrells, all two storey houses. These gardens are approximately 9 metres deep. On its south side is a bungalow which has been extended into the roof, to the side and at the rear. Opposite are bungalows and elsewhere on the street are bungalows and chalet bungalows with two storey houses at the southern end.

The site is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Planning permission is sought to turn this chalet bungalow into a fully two storey dwelling. The footprint of the existing bungalow is used and a new asymmetric sloping flat roof is proposed which is lower on the north side than the south. The existing eaves height is 2.4 metres and the ridge height is 6.1 metres. The new heights are 5.23 metres and 6.8 metres. A 4 metre deep single storey rear extension is also proposed. The garages are to be left as they are. The proposal is to have a white painted rendered finish with timber cladding and grey aluminium framed windows. The rear extension is

to be constructed in white brick. The ground floor bay windows are to be extended upwards and forward framed to enable a view southwards only of the sea.

Relevant Planning History

SU/100/00 – single storey garage attached to existing. Granted 11.7.00

Consultations

None undertaken.

Representations

One reply received from No. 17:

'No objection providing that the work is conducted during normal weekday working hours with no weekend work.

Also that the building works are enclosed within a canopy in order to minimize dust and noise.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 1: Space Around Dwellings' and 'Development Management Standard No. 2: Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The Burrells and Harbour Way have a mixed character. Harbour Way is mainly two storey dwellings and three storey flats. The Burrells itself is a mix of bungalows, chalet bungalows and two storey houses. All have traditional pitched roofs in one form or another. Typically materials are white painted render or red brick with clay tiled roofs. Various alterations have taken place.

The proposed house has a contemporary mono pitched roof higher on the south side than the north. The form and design of this new property is unlike anything in the immediate vicinity. It is not untypical of houses remodelled or infilled on Old Fort Road. This beach side redevelopment influence is beginning to creep further north.

The untypical roof form and design is further developed in the size and design of the windows proposed. Glazing is shown in larger expanses than typical and will be grey painted aluminium frames.

As the character of The Burrells is mixed and this is a fringe beach location it is not considered that the proposed contemporary remodelling of this shallow bungalow will be harmful to the street's appearance. In fact it is considered that this modern design will enhance the local vernacular.

Neighbour amenity

No.17, to the south has a side lean to extension and side rear dormer. No. 17 sits off the common boundary by 1 metre and the paired garages closest to the boundary are to be retained. No. 17 sits deeper into the garden than the proposed development. There will be no significant harm to the amenity of occupiers of No. 17.

The rear walls of 132 Harbour Way and 21 The Burrells will face the side wall of the extended building and it will extend to within 700mm of their rear garden boundaries. These gardens are each just over 9 metres deep, No. 21 also has a large side garden. The nearest raised side wall will increase in height by 2.8 metres. The ridge height will increase by 700mm but further from the northern shared boundary with these houses.

A daylight and sunlight report has been submitted with this application which assesses the impact on these two houses of the proposal. The analysis is based upon the BRE Guidance document "Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice".

According to the report the rear of these two houses contain nine habitable rooms. In assessing the impact on daylight the BRE guidance states that:

'When assessing the impact of a new development on existing buildings the guidance suggests that if, with a new development, an existing window has a Vertical Sky Component (VSC) greater than 27% it should still receive sufficient skylight. If the VSC is reduced below 27% and less than 0.8 times its former value, then the occupants are likely to notice the loss of skylight.'

Of the 9 windows surveyed one at 132 (g/f window 4) will have a VSC of less than 27%, it is reduced to 26.8%. However, it will still receive more than 0.8 times its former value. Therefore, as there are no windows where the VSC is reduced below 27% **and** to below 80% of the existing value, the assessment results confirm that no significant harm to daylight amenity to these windows will occur as a result of this development.

Also assessed is the impact on the amount of sunlight received to both neighbouring dwellings. The report states:

'The BRE guidance summarises that a dwelling shall appear reasonably sunlit if the centre of a main living room window can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in winter months between 21st September and 21st March.

When considering the impact of a development on an existing dwelling, the sunlight to the existing dwelling may be adversely affected if:
 The centre of the main living room window receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21st September and 21st March;
 The centre of the main living room window receives less than 80% of its former sunlight hours during either period, and;
 The centre of the main living room window has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.'

The report states that none of the habitable windows will be affected by the proposal. It concludes:

'The results of the APSH analysis clearly demonstrate that the level of sunlight received at each window will not be significantly affected, either annually or over the winter period. In every case all three of the sunlight assessment criteria have been met, which would strongly indicate that there will be no noticeable impact upon the sunlight levels at these windows. At all windows the APSH and WPSH available remain high with the proposed development in place.'

Finally, the report deals with the impacts of the development on the sunlight received to the rear gardens of these two properties, the overshadowing effect.

'BRE guidance states that the sunlight to a garden will be adversely affected if both of the following criteria are infringed upon:

1. The area of garden that can receive 2 or more hours of direct sunlight on 21st March is reduced to below 50% of the total area.
2. The total area of the garden that can receive 2 or more hours of direct sunlight on 21st March is reduced by 20% or more of the existing value because of the proposed development.

Therefore, where less than 50% of the garden is found to receive direct sunlight for at least 2 hours as a result of the development and the total area that still receives direct sunlight is less than 80% of the former value the garden is considered to be overshadowed.'

The report's conclusion is that the garden at 21 The Burrells and 132 Harbour Way will not be overshadowed significantly by the development. Both gardens will lose sunlight but 50% of both gardens will continue to receive more than 2 hours of direct sunlight (3 hours and 8 hours respectively) and more than 80% of both gardens will receive direct sunlight.

In Development Management Standard No. 1 – Space Around New Dwellings and Flats a distance of 14 metres is usually sought between the rear of one dwelling and the side of a two storey house. This is to ensure an overbearing impact does not result. In this case there is a distance of 10 metres wall to wall between properties. No. 21 has a large side garden and will still have a clear view beyond the front of the property.

19 The Burrells is not directly behind the entire rear boundary of 132 Harbour Way and, as such, relief from the side elevation will be possible. No. 132 will have a clear view over the flat roof of the rear extension from its rear living room, for example. The rear bedroom of 132 is further back and is between the walls of single storey rear extensions at No. 21 and also at 132 itself. However, the view of the sky and over the roof of the rear extension proposed will remain. In the gardens of 21 and 132 the vertical wall will be considerably more apparent than the existing chalet bungalow roof. However, uninterrupted view and light east/west will remain.

On balance, it is not considered that a significant overbearing impact will result.

First floor side windows are to bathrooms and will be obscurely glazed and high level opening only. A side kitchen window on the north elevation is described as high level and is shown to be obscurely glazed. There is an existing kitchen window and door on the south elevation the same distance form the boundary with No. 17. The proposed window at ground floor in this elevation will not cause further harm.

Conclusion

After development the amount of sunlight received in both houses, 21 The Burrells and 132 Harbour Way, will continue to be within acceptable levels. Daylight to a ground floor window at 132 Harbour Way will be most affected but not to a level that would justify a refusal. 132 Harbour Way's garden will be more overshadowed than at 21 The Burrells but again not to such a level that a refusal is warranted. No significant overbearing impact will occur.

The design is untypical of The Burrells but not of the seafront and with such a mixed vernacular in the area it is considered that the design is acceptable.

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Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to be as described in D&A
4. Working hours
5. First floor bathroom windows and north side ground floor window will be obscure and non opening below 1.7 metres.
6. No new windows

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 11.7.19
Authorised and signed by:	Peter Barnett	Date: 11 July 2019