Lewis & Co Planning
town planning consultants

APPEAL STATEMENT OF CASE

APPEAL AGAINST REFUSAL OF HOUSEHOLDER PLANNING APPLICATION: AWDM/0967/20

BY MR CHRISTOPHER MCLELLAND

SITE: 4 CHEAL CLOSE, SHOREHAM BY SEA, WEST SUSSEX, BN43 5RQ



AUGUST 2020

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the appeal by Mr Christopher McLelland against the refusal of householder planning application AWDM/0967/20. The appeal site is 4 Cheal Close, Shoreham by Sea, BN43 5RQ.

1.2 Planning permission is sought for *the erection of a single storey front extension.*

1.3 The application was validated by Adur District Council on 26th June 2020. It was refused under delegated powers on 29th July 2019. A single reason for refusal was given. For ease of reference the relevant extract from the decision notice is included below.

> 01. The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the street scene, thereby conflicting with policy 15 of the Adur Local Plan and the National Planning Policy Framework

1.4 The main issues on which this appeal is focused are therefore:

- Whether the proposed front extension would be out of keeping with existing development at Shoreham Beach and whether the extension is detrimental to the street scene here.

1.5 This statement sets out the Appellant's case that the proposed development is acceptable with regard these considerations and complies with relevant local planning policy. In summary the Appellant's case is:

- The existing presence of flat roofed protrusions to the front and side of many dwellings in the locality and variety of building materials and designs here ensures the proposal is not incongruous.

- The relationship of the extension with the neighbouring bungalow, which is set significantly forward of the appeal site, means the proposed will be not obtrusive.

- The proposal will create a study / home office for the homeowner allowing them to work from home. This provision is vital for the homeowner during the

ongoing coronavirus pandemic and is economically, socially and environmentally sustainable.

1.6 This statement provides analysis of:

- The site and area
- The proposed development
- Relevant planning policy
- Visual character of the locality
- Relationship with neighbouring dwelling
- Need for and sustainability of the proposed home office

2.0 SITE & AREA

2.1 The appeal site, 4 Cheal Close is a semi-detached, chalet bungalow originally built in the mid-20th Century on Shoreham Beach. The property has a low-slung concrete tile roof with original flat-roofed dormers to the front and back. A large rear extension has recently been completed and has improved the internal accommodation (Planning approval reference AWDM/0051/17). 4 Cheal Close is set within a generous plot and well back from the street. This set back allows for a substantial driveway to the front.



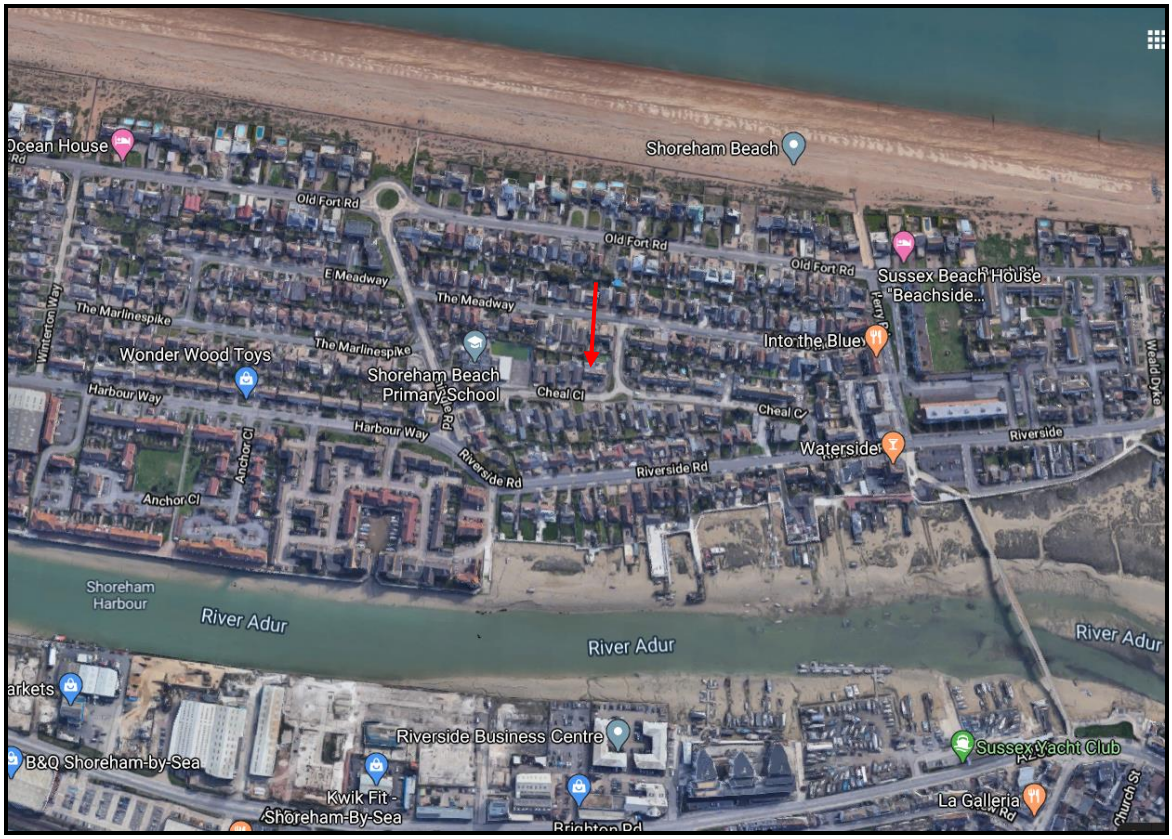
(4 Cheal Close, Shoreham by Sea)

2.2 The appeal site is paired with a matching chalet bungalow. Neighbouring to the east is a bungalow (no6) of a differing mid-20th Century style and form. This bungalow is set forward of the appeal site by approximately 6.5metres. The relationship between no4 and no6 Cheal Close is typical of Shoreham Beach, where the residential streets present a wide variety of mid to late 20th Century architectural designs.

2.3 This architectural variety will be readily apparent to the Inspector on the appeal site visit. The images throughout this statement will demonstrate some of the variety. It is also apparent that many of dwellings on Shoreham Beach have

recently been or are being renovated in a more contemporary beach side style. Painted render, stained timber, interesting roof forms and amalgamated built form are characteristic of this location.

2.4 Shoreham Beach, a spit of sea-fronting land, is physically separate from and south of Shoreham by Sea town centre. The Beach area is separate also in architectural character. As above, Shoreham Beach contains a plethora of late-20th Century architectural styles and forms. In the past decade many dwellinghouses here have been renovated and the area is becoming renowned for its contemporary architecture.

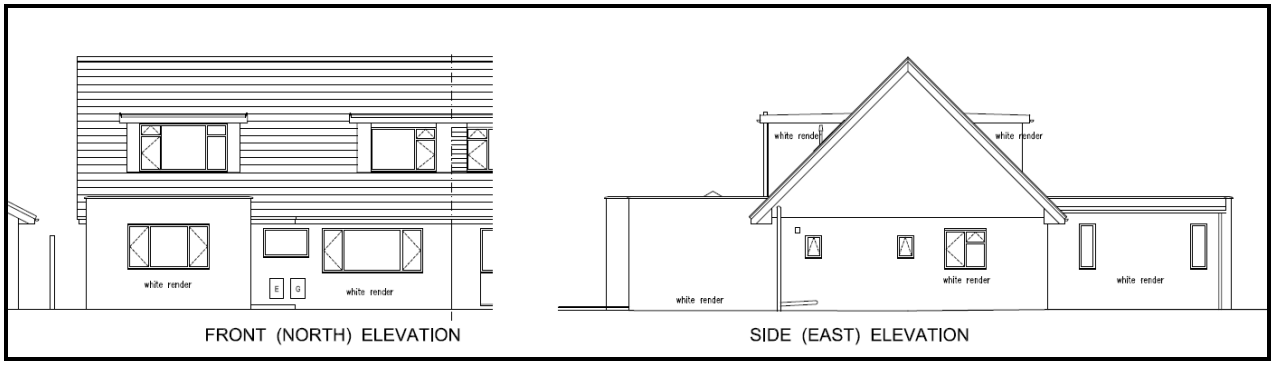


(Aerial view of site and surroundings: Google Earth)

2.5 This location is not within a conservation area and there are no listed buildings in the vicinity.

3.0 PROPOSED DEVELOPMENT

3.1 The development proposed at 4 Cheal Close is the erection of a single storey front extension. The flat-roofed extension will be approximately 5metres deep, 4.5metres wide and 3metres high. It would be finished in white painted render with dark grey aluminium window frames. The existing ground floor brickwork and dormer cheeks would be rendered to visually align. The front extension would match the recently completed rear extension, which will balance the property in both appearance and form.



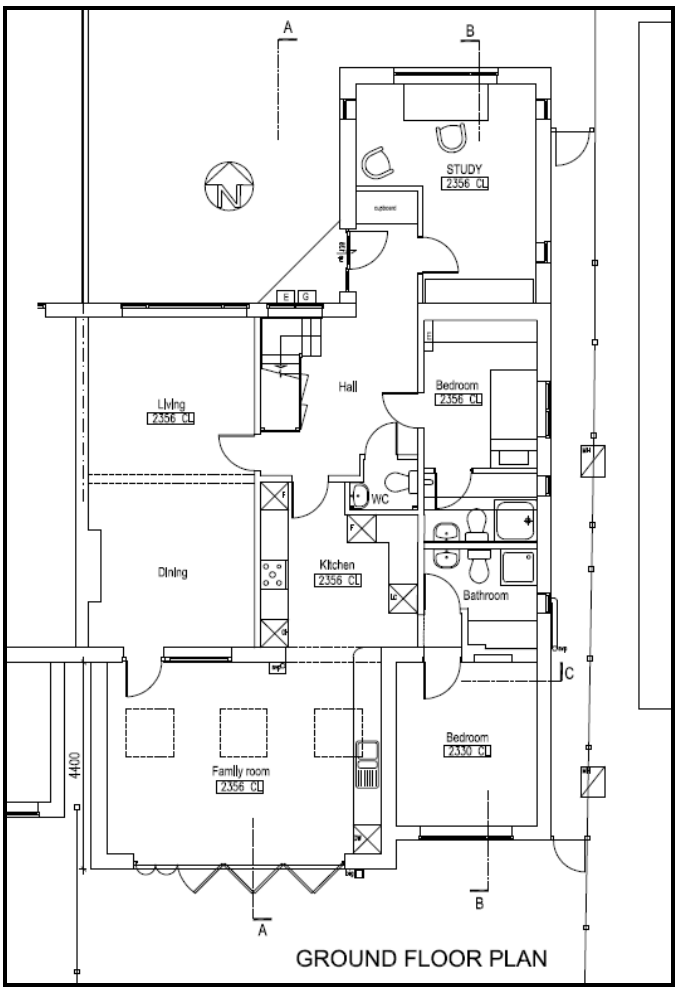
(Proposed front and side elevations)

3.2 The extension would protrude from the frontage but would still be noticeably shallower than the forward projection of the neighbouring bungalow at no6. This relationship coupled with the extension being less than half the width of the appeal site's frontage ensures the proposed will appear as a subservient addition.



(Relationship with frontage of neighbouring bungalow)

3.3 The need for the front extension has arisen during the ongoing coronavirus pandemic. The homeowners have been required to work from home during the pandemic and this working situation is expected to continue into the future. The extension would provide for a study / home office demarked from the other areas of the home.



(Proposed ground floor plan)

3.4 The home office would provide a valuable and much needed facility to the Appellant. An additional 18m2 of floorspace will be created.

4.0 PLANNING POLICY

4.1 The following policy of the Adur Local Plan 2017 is referenced in the reason for refusal:

- *Policy 15: Quality of the built environment and public realm* – Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

4.2 The following supplementary planning document is referred to within Policy 15:

- *Development Management Standard no2: Extensions and alterations to dwellings* – provides detailed guidance on the acceptability of various alterations to residential buildings. With regard front extensions DMS no2 states: *In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.*

5.0 VISUAL CHARACTER OF THE LOCALITY

5.1 The LPA's refusal contends the proposed extension would be an obtrusive and incongruous feature that would be out of keeping with existing development and detrimental to the street scene. The Appellant's case is that the extension would be neither obtrusive nor incongruous. To demonstrate the front extension would be in keeping with existing development on Shoreham Beach this Statement will now address the visual and architectural character of the locality.

5.2 There exists a wide range of mid-to-late 20th Century architectural styles and types on Shoreham Beach. Linear bungalows (as at Cheal Close), chalet bungalows, angular blocks of flats, townhouses and substantial detached dwellings present a mixed townscape.

5.3 A wide palette of building materials is also readily apparent here. Red, brown and yellow brick, concrete roof tile, clay roof tile, painted render, timber cladding, weatherboard and composite cladding are all utilised in varied manners.

5.4 Plot shapes and sizes here are similarly varied, as Shoreham Beach has developed sporadically. This is particularly apparent were streets intersect or meet. Most houses are close side to side but irregular setbacks from the street and staggered building lines are common. Many houses present two elevations to the street due to the intersecting of streets.

5.5 Moreover, the evolution of many houses since originally built is clearly evident. Rear, side and front extensions, the conversion of garages, conservatories to all sides, balconies and terraces are regularly seen. Coupled with the contemporary complete renovations, it is clear the architectural character of Shoreham Beach is eclectic.

5.6 Flat roofed front protrusions or extensions are part of this attractive, eclectic blend. In addition to the examples included in the Architect's Design & Access Statement, further photographs of such are included overleaf to demonstrate this.













5.7 The LPA acknowledge this form of flat roof development in commonplace but state the proposed is unacceptable as it does not replicate any similar development or connect to any existing flat roof element of the property. Further, that the height of roof will sit above the eaves is perceived to result in an awkward appearance.

5.8 However, as is evident from the above examples the existing flat roof front protrusions do not replicate one another nor connect to existing flat roof parts. Moreover, in many examples the flat roof sits above the eaves line of the main roof. The purposeful design of the front extension at 4 Cheal Close represents an appropriate addition to the property within this eclectic context. The flat roofed extension positively reflects the flat roof dormers above and will create a balanced form at the frontage and across the whole house.

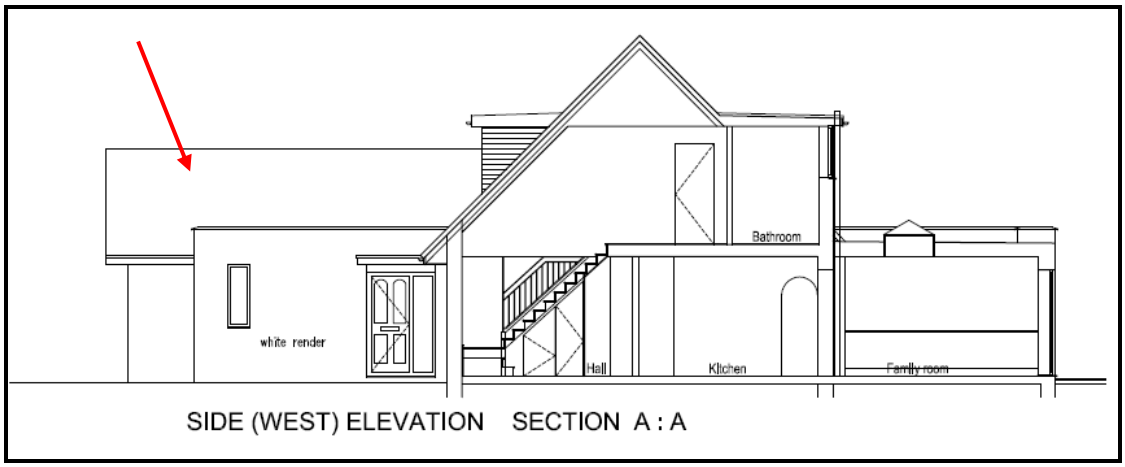
5.9 As can be seen, the proposed is not incongruous as contended by the LPA. The Appellant argues the extension duly respects the prevailing character of Shoreham Beach in terms of proportion, form, materials, siting and scale as required by Local Plan Policy 15.

6.0 RELATIONSHIP WITH NEIGHBOURS

6.1 Notwithstanding that the extension is in keeping with the established character of Shoreham Beach, the relationship with the neighbouring bungalow at no6 prevents the proposed being obtrusive.

6.2 The LPA notes the extension will not project beyond the front of the neighbouring bungalow but contends it would nevertheless be prominent and out of keeping. The Appellant's case is that the front extension would be visually absorbed into the streetscene and thus avoid any harmful impact.

6.3 The front extension would project 5metres from the frontage of 4 Cheal Close. The neighbouring bungalow, no6, is set 6.5metres forward of the appeal site. At 3metres high the extension would also be noticeably lower than the neighbouring 4.6metre high bungalow. So that when approaching the appeal house, from the west, the extension would appear subservient rather than prominent as the LPA contend. This is demonstrated in the proposed side elevation image below, in which the prouder and taller neighbouring bungalow is clearly visible.



(Proposed side elevation)

6.4 The extension would be visible but far from dominant. The Appellant argues the proposed would create a better visual transition between appeal site and neighbour than the existing quite extreme step in the building line.

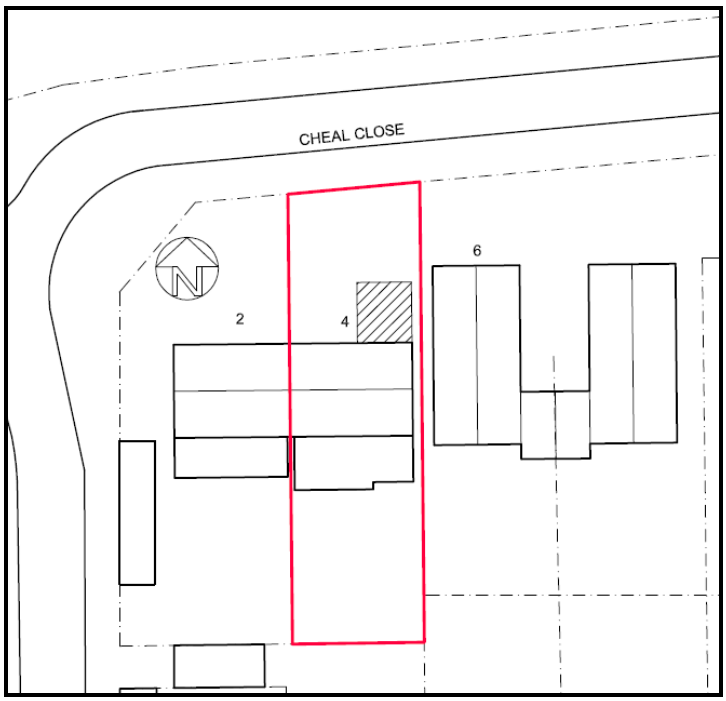
6.5 That there would be a contrast in material (painted white render against the yellow brick and grey concrete tile of the neighbour) is acknowledged. However,

amongst the blend of materials on Shoreham Beach, such a contrast is not adverse. The recently renovated bungalow to the north side of Cheal Close displays that such a contrast (including a white rendered projection) can be successfully incorporated into and enhance the streetscene.



(Contemporarily renovated bungalow opposite appeal site)

6.6 Moreover, the retention of the clear majority of the expansive driveway at the appeal site demonstrates the scale of the extension is appropriate for the site and Cheal Close streetscene.



(Proposed block plan)

6.7 For these reasons, it is the Appellant's case that the proposed front extension would not be obtrusive but successfully assimilated into the existing streetscene. Within the Officer Report the LPA confirm that there would be no loss of light or privacy or overbearing impact upon neighbours. As such the proposed complies with criterion for front extensions in DMS no2 and should therefore be considered to comply with Local Plan Policy 15.

7.0 SUSTAINABILITY OF HOME OFFICE

7.1 The Appellant's need for the study / home office and how such represents sustainable development is worthy of emphasis in this appeal. Therefore, how the appeal scheme meets the three objectives of sustainable development enshrined in the NPPF is demonstrated below. The coronavirus pandemic has led to a significant proportion of the population having to work from home and altered many working practices. The appeal scheme positively responds to these changes.

7.2 *Economic sustainability* – The proposed home office supports agile, flexible working patterns that are vital to the nation's economic recovery. The front extension will enable the Appellant to continue working throughout the ongoing and any future disruptions and continue contributing to the economy.

The development of the site will also provide economic activity in the construction phase, particularly in the construction industry and related secondary industries. The works carried out would provide employment for local workers including skilled construction workers, plumbers, electricians, roofers and plasterers.

7.3 *Social sustainability* – The front extension will allow the Appellant's family to remain in their home and within their local community. The appeal scheme also supports a sense of place at Shoreham Beach by enhancing an existing dwelling in a manner that positively reflects the contemporary architectural vernacular. It is clear from recent Permitted Development rights updates that a focus for the Government is allowing homeowners to improve their homes to account for changing needs.

7.4 *Environmental sustainability* – The home office will reduce the need for the Appellant to travel to work and thus reduce associated pollution and road congestion in the area. The enhanced building fabric of the extension will reduce the overall energy need of house.

8.0 CONCLUSIONS

8.1 Householder planning permission is sought for the *Erection of a single storey front extension* at 4 Cheal Close, Shoreham by Sea. The appeal site is a semi-detached chalet bungalow in an area with an attractively eclectic architectural character.

8.2 AWDM/0967/20 was refused a single reason. The LPA considered the extension to be an obtrusive and incongruous feature that would be detrimental to the streetscene.

8.3 The Appellant's case is that the front extension respects the prevailing architectural character of Shoreham Beach, where it has been shown many examples of similar features exist. The scheme represents good, purposefully design that is duly in keeping with its built context.

8.4 Moreover, the relationship of the appeal site with the neighbouring bungalow, which is set significantly further forward, means the extension will create a better visual transition than currently exists and will be assimilated into the streetscene.

8.5 For these reasons, the proposal adheres to detailed guidance in Development Management Standard no2 and complies with Local Plan Policy 15.

8.6 In addition, the front extension will create a much-needed home office for the Appellant which will allow them to work from home. The importance of this is clear within the context of the ongoing coronavirus pandemic and has been shown to meet the three objectives of sustainable development.

8.7 In light of the above, the Inspector is respectfully invited to allow the appeal and grant planning permission accordingly.

Lewis & Co Planning
August 2020