Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1117/12

Site: **15 East Meadway, Shoreham-by-Sea, West Sussex**

Proposal: **Raising roof on link detached bungalow to create first floor rooms and front balcony. Alterations to elevational treatment.**

Date of site visit: 6/11/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a gabled roof bungalow with a small front gable porch and a flat roof single garage attached to the side. It currently has two bedrooms. Permission is sought to raise the ridge of the existing building to create a first floor which will provide three bedrooms and two shower/bathrooms and a front balcony. At ground floor there will be a large lounge/diner, kitchen, bedroom, study and bathroom.

The bungalow is on the south side of East Meadway where there are both single storey bungalows and two storey dwellings of different styles. To the east is a bungalow which has been recently remodelled with the use of contemporary materials. To the west is a similar style bungalow to the application site. Directly opposite are two storey detached dwelling houses.

The plans originally submitted showed a gable roof with a maximum ridge height of 8 metres and eaves height of 4.9 metres. The existing ridge is 5.5 metres and eaves 2.4 metres. The western side of the gable was recessed by 2.3 metres providing a front balcony. Officers advised that there should be some variation to the front gable to add interest to the design and that the eaves could be reduced on the eastern side to attempt to relate more to the lower level dwelling to the east, no. 17. The amended plans show the ridge reduced to a maximum of 7.4 metres and the eaves reduced to 4.7 metres with the eastern side being slightly lower to break up the bulk as suggested. The first floor eastern side windows are set into the eaves.

The amended plans also show a rearrangement to the rear windows and elevational treatment. Due to the ridge height variation the rear first floor elevation has been split with the use of render and cladding. The inward opening doors have been repositioned to the eastern side.

The first floor is to be built above the footprint of the existing main bungalow not including the front porch, single storey rear extension and garage. The front porch will remain with a flat roof set out from the flat roof base of the balcony. The chimney will remain a feature. The materials proposed are

white render and pale grey cladding, white uPVC windows, grey slate roof tiles, and the rear bi-folding doors are to be grey aluminium.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

There is no objection in principle to the proposed development which will result in a two storey dwelling. There are a variety of styles of dwellings within the street. There is a dominance of two storey dwellings on the north side of the road. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

As stated above the street comprises of a mixture of dwelling types of both single storey and two storey in form. The principle of an additional storey is acceptable. The building design as amended with the bulk of the gable reduced with the height separation and reduction and use of both cladding and render is considered acceptable. It will provide an example of contemporary design whilst still relating to other dwellings in the street in height and scale. It will not be overly dominant in the street scene. The balcony feature adds to the contemporary design and contributes to reduction in bulk it is a feature that is not out of keeping within the street or surrounding Shoreham Beach area. The use of render, grey slate, aluminium windows and glazed balcony screen will produce a clean, contemporary style building which would not appear unduly prominent and would compliment the street scene.

Details and samples of the materials to be used will be conditioned to ensure that a high quality, appropriate finish is approved prior to commencement of works.

Residential amenity

The main properties to be affected by the proposed development are no. 17 the bungalow to the east and no. 13 the link detached bungalow to the west. No.17 has recently been remodeled with the use of contemporary render and cladding it has a 'modular' appearance with flat roof garage, and sloping mono-pitch roofs. Although the proposal will result in an increase in height adjacent to the boundary of the single storey dwelling adjacent it is not considered that this will result in a significant loss of light or over bearing impact as a result. There are some windows on the side elevation of no. 13 however these are secondary windows which already receive limited light due to the close proximity of the application site as existing. Any further loss of light as a result of the increased height of the building will not be such to warrant a refusal in this case.

There will be no overlooking from the balcony, to the east, it will be screened by the existing front half gable. The first floor landing and bathroom windows on the eastern side will be fitted with obscure glazing and will be permanently non openable unless 1.7 metres above floor level.

The existing flat roof garage at the application site and attached garage at no. 13 provide a separation distance of 4.9 metres between the proposed first floor additions and the adjacent bungalow to the west. This property is similar to the application site with a gable roof and attached garage. This bungalow has a gable roof front extension. There is a door on the side elevation facing the application site however there are no other side windows due to the attached garage. There is a high level velux facing toward the application site. The proposed west side elevation has no windows proposed except for a small side porch window and the recessed bedroom door which leads to the balcony. It is not considered that the use of the balcony will result in any direct overlooking or loss of privacy that would necessitate a privacy screen in this case. This is due to the position of windows at no. 13 and also the balcony being at the front, overlooking property frontages rather than rear private amenity space.

APPROVE for the reason:-

The proposed development as amended would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Details/samples of materials to be submitted including, windows and cladding, roof, render and balcony details.
3. approved drawings: - Proposed Plans CH505/004 Rev A – received 1st November 2012
   Proposed elevations and Sections CH505/005 Rev A – received 1st November 2012

Proposed Section and Street Scene CH505/006 Rev A - received 1st November 2012

4. There shall be no access from the first floor accommodation hereby permitted to the existing flat roof and this shall not at any time be used as a balcony or terrace and there shall be no access to the flat roof other than for maintenance purposes.
5. The first floor windows on the eastern elevation shall be fitted with obscure glazing and shall be permanently non-openable except that part which is above 1.7 metres above the floor of the room in which the window is installed and shall not subsequently be altered in any way.

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

Case Officer: Hannah Barker Date: 6th November 2012

Authorised by: Jo Morin Date: 8 Nov 2012