expires 7/8

Development Control – Delegated Officer Report

Application Number: ADC/0311/08 **Recommendation - Application Permitted**

Site: **19 Shingle Road Shoreham-by-Sea West Sussex BN43 5RH**

Proposal: **Extensions and alterations to create a flat-roofed two-storey four-bedroom dwelling with integral garage**

The Application

19 Shingle Road is a detached pitched roofed single storey chalet-style dwelling with two bedrooms in the roof. It is proposed to extend and alter the dwelling to form a 4 bed property with full height accommodation at first floor. However, in order to reduce the height and bulk of the building the extended dwelling will have a flat roof.

The existing dwelling measures 6.5m high to the roof ridge and 8.4m deep, with a further single storey extension at the rear increasing the depth of the house to 11.7m. There is an attached garage on the south side. The new dwelling will be 5.1m high (1.4m lower than existing) and 11.2m deep. It will be 'box-like' in appearance but with crisp materials and finishes to give it a contemporary appearance. The ground floor walls will be white rendered with cedar timber cladding at first floor. Windows and doors will be finished in grey powder coated aluminium. The flat roof will be finished using a high performance felt or similar material in a grey colour.

The property sits within a street of differing house types and heights with varying roof pitches. To the north there is a pair of semi detached bungalows with a shallower pitched and fully hipped roof with lower ridge than no.19. To the south there is Shoreham Beach Community First School which is separated from the site by a footpath which runs from Shingle Road to Cheal Close. At the rear (west) the property faces a turning area at the end of Cheal Close.

Consultations and Representations

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Adur District Council: The Environmental Health Officer had no comments to make on the application

There have been no third party representations

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

Shoreham Beach contains a variety of dwelling types and designs, including some of a contemporary nature. Flat roofs are common in the more contemporary developments. Shingle Road is presently characterised by pitched roofed properties and the form of the current proposal would therefore be quite different to others in the immediate vicinity.

However, the property does not fall within a regimented street scene of similar styles and sits at the end of a line of differing properties. Its redevelopment to a 2 storey flat roof form would not therefore be unduly harmful to the character of the area. Indeed, with the use of good quality external materials, the development will have a striking appearance which enhances the street

scene. From Cheal Close to the west, the rear of the building will be very prominent. However, for the reasons referred to above, it is not considered to be visually harmful to the area.

It will be lower than the existing building but will present a slightly bulkier form, being 'squared off' in the south west corner. However, it will be no deeper than the existing building and will retain a garden of 11.5m depth, in line with the Council's DC standards.

Residential amenity

The nearest affected dwelling is 21 Shingle Road to the north. That property has a car port to the side and a door and window on the side elevation. The alterations to no.19 will result in the roof height being lower, but with greater bulk on the boundary due to the additional floor and outer walls being brought closer to the boundary. However, the house will be only 5.1m high and it is not considered that there would be any serious loss of light to these secondary openings.

The house will not be extended beyond the furthest point of the existing building and, consequently, there will be no loss of light or outlook at the rear of no.21.

Windows in the north side of the dwelling will serve the stairwell and an ensuite only. The latter window will be high level to prevent overlooking while the stairwell window is located towards the front of the building. An obscure glazing condition is not required on this occasion.

Access and Parking

The proposal incorporates the existing garage and retains the driveway in front. Consequently, there are no concerns with regard to parking on the site.

Recommendation

APPROVE for the reason:

1PPi

Subject to

1. C1Ci
2. C12Ai " a schedule and samples of materials.."
3. C18Ei .. north side hall..

Case Officer P. Barnett Date 23/7/08

4/8.