Development Management – Delegated Officer Report

Application Number: AWDM/1388/24 Recommendation: APPROVE

Site: 11 Kings Walk, Shoreham-By-Sea, West Sussex

Proposal: Proposed ground floor wrap around extension, partial first floor wrap around extension, loft conversion including front and rear dormers and alterations to fenestration. Timber cladding to first floor.

Date of Site Visit: 25th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling house, tile hung similar in style to those adjacent within this part of Kings Walk. The dwelling is on the bend and is set back from the road. Consent is sought to remodel the house with a contemporary development including a wrap around side and rear extension, side balcony and front and rear dormers. Timber cladding is proposed to the front elevation and the first floor to the rear, artificial slate roof, aluminium standing seam to the dormers with render to the rear and sides at ground floor.

The extension will create a new entrance at ground floor to the side into an open plan kitchen dining space and utility at ground floor, with enlarged living space to the front. At first floor an office space will be created leading to a side balcony. A bedroom, bathroom and dressing room are created in the extended roof space.

Amended plans have been received. These show the side extension set in at an angle to maintain a 1 metre gap to the side boundary, a reduction in size of the front dormer and the rear dormer set in from the edge of the roof.

Representations: - 2 representations received from the properties either side of the site. No. 10 and no. 12 Kings Walk in support of the application.

- Beautiful design
- In keeping with Shoreham Beach
- Significant upgrade to the property
- Views will be great from the dormer.
- The red outline on the block plan needs correcting

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development will be clearly visible within the street scene in Kings Walk and from Woodards View at the rear. The character and scale of the dwelling will be altered to create a contemporary dwelling with the use of modern materials. The additional development, adding bulk to the roof and the side and rear of the building, have been designed to create an appropriately balanced development. The side extension when viewed from the street is subservient with a pitched roof set down and back from the front elevation. It is narrow and set in from the side boundary. This will avoid a terracing effect and complies with Development Management Standards. The side balcony is modest with a glazed balustrade and is not a feature which is out of keeping within the locality.

The front dormer, although not a feature visible in the adjacent row of properties, does add variation and there are other examples of contemporary development with front dormers along Kings Walk to the east and to the rear of the site also. It will not dominate the roof slope and is proportionate to the first floor windows. As amended this can be supported.

The rear elevation is more contemporary with a flat roof two storey extension and larger asymmetric dormer. With the use of the proposed materials this will create a striking development which can be supported in this case. The ground floor extension is larger in footprint with the first floor set to one side. This relates well to the dormer above and as amended these do not intersect and the dormer is also set in from the side roof slope which improves the appearance in design terms.

Development Management Standards advise that flat roof, two storey extensions should not be supported. In this case this can be considered within the context of the overall design of the contemporary development. The flat roof dormer to the rear relates well to the flat roof extension; a hipped roof would be harmful to this design. It

is also noted that there are flat roof rear extensions to the properties on both sides of the site, therefore there is no strong justification for refusing in this case.

Residential amenity

The main properties to be affected are the detached dwellings either side of the site. Both project further back than the application property with flat roof first floor additions.

There is a dwelling with a dormer visible from the rear of the site however this is not directly facing the development so no harm will occur.

To the east the side extension will be built adjacent to a ground floor garage and side elevation with a single obscurely glazed window. There will be no loss of light or overbearing impact in this case. The balcony will overlook the property frontage however this is not private amenity space and therefore no concern here.

To the west the extension at ground floor will be adjacent to the boundary with the first floor extension set away from this side. The proposed extension will not extend any further than the existing neighbouring extension there will be no adverse impact in this case. Existing side windows will be retained so no additional overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, timber cladding aluminium standing seam, render, artificial slate.
4. No additional windows on the east or west elevations of the extensions.

Is recommendation contrary to letter(s) of representation N

Proactive with amendments

Case Officer: Hannah Barker Date: 16th December 2024

Authorised by: Peter Barnett Date: 16 December 2024