Development Control – Delegated Officer Report

Application Number: ADC/0324/08 **Recommendation – Permit Application**

Site: **229 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Raising of roof and loft conversion to create first floor and enlargement of garage**

The Application

The site is located within the built up area of Shoreham Beach. The Shoreham beach area as a whole comprises of an eclectic mix of properties varying in style, design and scale. However this particular area including and surrounding the site does form part of an area of distinct and quite uniform character. The bungalow is within a row of four almost identical bungalows which is within a row of six bungalows all of modest single storey design. On the opposite side of the road is a crescent of uniform two storey terraced buildings with asymmetric roofs.

The existing bungalow is of a pitched roof design with an existing flat roof garage to the south. There is a front driveway with vehicular access from Harbour Way and a dwarf wall which encloses a front garden area. There is a flat roof rear extension as existing with a balcony above which is accessed from the side of the bungalow via an external staircase. The bungalow currently has three bedrooms.

Permission was refused for a first floor addition converting the bungalow to a house with the enlargement of the garage. This application was refused in March 2008 under application reference ADC/0022/08, due to the large and unsympathetic design of the proposal being out of keeping in scale and appearance with the existing bungalows detracting from the built environment of the locality.

The current application seeks to address this issue by raising the roof of the existing bungalow and converting the loft to create a first floor and an enlargement of the garage. The pitch of the roof of the bungalow will be steeper with the ridge increasing in height by 1 metre. A balcony will remain to the rear at first floor level with obscurely glazed panels, access to the balcony will be from the external staircase to the side of the bungalow and from the bedroom at first floor level. An extension is also proposed to the front of the existing garage. The proposal will provide a bedroom and bathroom at first floor level.

Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of 231 Harbour Way stating that they are in agreement with the plans.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, LOC1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including '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.

Visual Amenity

The previous scheme was unacceptable due to the increase in roof height from 4.7 metres to 7.3 metres to create a two storey building which would be unsympathetic to the character of the surrounding built environment. The current scheme will increase the ridge height and change the pitch of the roof however to a much lesser degree than that previously proposed. The bungalow will remain essentially as a single storey bungalow when viewed from the street and the extensions are considered to be subservient to the main building. The proposal will relate to the bungalows either side of the site which are similar in design and scale and unlike the previous scheme which was out of keeping with these properties. The proposal may set a precedent for further, similar development in this row of properties however it is not considered that this would be detrimental to the visual amenities of the locality.

Residential Amenity

The main properties to be affected by the proposal are those either side, no. 231 to the south and 227 to the north both are of matching design to the application site when viewed from the front. The previous scheme was considered to have an overbearing impact on the properties either side of the site due to the increased height and bulk of the building. The current scheme due to its reduction in scale and bulk is considered to be acceptable in his case and will not have a significant impact on the residential amenities of the

occupiers of the adjacent properties. There are windows on the side elevation of the adjacent properties which will face onto the site. However due to the proximity of the buildings there is already limited light to these windows and therefore the increase in the height will not result in any significant reduction in light which would warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. Prior to the use of the first-floor balcony hereby permitted, privacy screening shall be erected to the north and south sides of the balcony area in accordance with details to be submitted to and approved in writing by the LPA. Reason: - To protect the amenities of the occupiers of the adjacent residential properties and to accord with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer..V Baker.....Date..17/7/08..

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