Development Management – Delegated Officer Report

Application Number: AWDM/0867/24 Recommendation: APPROVE

Site: 61 The Meadway, Shoreham-By-Sea, West Sussex

Proposal:Remove front and rear dormers, change roof to shallow pitched roof with zinc panels to create full first floor. Redesign first floor layout. New front porch.

Date of Site Visit: 10th September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an existing, detached chalet bungalow with integral garage, front driveway and rear garden. It is located on Shoreham Beach and is within a street where there are a variety of property styles and use of materials. Many dwellings within the street have been recently developed. Eaves and ridge heights vary significantly.

It is proposed to remove the front and rear dormers and add a full first floor with shallow pitch roof. The building will be remodelled with a zinc panelled roof, white render and timber style cladding. It will have a contemporary appearance. The overall footprint of the building will not be increased. An infill porch is to be added to the front. The bulk of the building will be increased with the first floor and roof adding scale and mass. The height will not exceed the existing ridge height of the current chalet bungalow.

Representations: - None received.

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 2023)
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 changes to the building will be clearly visible within the street scene. The increased scale and bulk of the building along with its complete remodelling will produce a completely new dwelling, with a change in character from the chalet bungalow to a two storey house. In the context of the varied street scene this is considered appropriate in this case. The building will add to the existing eclectic character, the palette of materials will also contribute to the locality adding interest.

The building height will not exceed the ridge of the existing property. There is already a first floor within the roof space and the proposal maximises this space by creating a full first floor. The proposed roof will be shallow to limit building height. The house is currently, and will remain, higher than the properties directly adjacent, either side. However, again within the context of the variety in the street this will not be out of character.

Residential amenity

The main properties to be affected are those either side of the site. To the west, the neighbouring chalet bungalow is set in from the boundary due to the flat roof garage to the side. This gives distance between the proposed extensions and the neighbouring property. There is a side window at first floor facing the site, however this faces the existing side gable. Due to the spacing between the buildings there will be no adverse impact in this case. The footprint of the building and main bulk of the first floor will extend no further to the rear. No significant loss of light or overbearing impact will occur in this case. There is a first floor bathroom window proposed and this will be conditioned to be obscurely glazed and top level opening only. The ground floor windows will face onto the blank side wall and are existing.

To the east is a more modest gabled roof bungalow. There are some ground floor windows adjacent to the boundary and a roof light. The side porch/hall window and roof light are adjacent to the main part of the existing bungalow. It is not considered that light and outlook will be affected to a significant degree to warrant a refusal in this case. There are no windows on this elevation so no overlooking will occur.

To the rear there are two storey dwellings with windows currently overlooking the site. The existing rear dormer at the application site results in mutual overlooking between these properties. There will be two non obscured, bedroom windows at first floor to the rear and these will be slightly closer as they are to the edge of the rear wall not set in up the roof slope. However there is in excess of 22 metres between

the windows therefore in line with Development Management Standards so this level of overlooking would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials timber style cladding, white render and zinc panelled roof.
4. No additional windows on the east or west elevation of the extension.
5. The first floor window on the west elevation shall be obscurely glazed and high level opening only.
6. Removal of P.D

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 24th September 2024

Authorised by: Peter Barnett Date: 24 September 2024