Development Management - Delegated Officer Report

Application Number: AWDM/0415/19 Recommendation – Approve

Site: 404 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Remodelling of existing chalet bungalow to create new 2-storey dwelling including demolition of existing garage and potting shed and construction of ground floor side and rear extensions and first-floor extensions and alterations.

Date of site visit: 5 April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow with front gable on the north side of Upper Shoreham Road. It sits between a larger two storey house to the west and a hip roofed bungalow to the east. It is proposed to remodel and extend the property to form a two storey dwelling with bedroom in the roof. Two storey projecting bays are proposed for the front with a large central glazed apex feature extending from first floor up to roof level at both the front and rear.

The existing attached garage on the east side plus rear outbuilding are to be demolished, to be replaced with a new lean-to side extension. Across the rear, a ground floor extension is proposed, 6m deep.

The dwelling is to be finished in white render on the ground floor with grey composite cladding at first floor. Grey tiles are proposed for the roof.

Relevant Planning History

None

Consultations

None

Representations

Objection received from the occupiers of 25 and 27 Adur Avenue:

- Excessive overdevelopment
- Turning chalet bungalow into 3 storey house
- Out of character with surrounding properties
- Large rear window will lead to loss of privacy
- Loss of light

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Upper Shoreham Road contains a mix of dwelling sizes and types. The application property is 1 of a row of 3 bungalows in this stretch of the road but there are larger two storey dwellings beyond that in both directions. The presence of the larger house at 406 to the west ensures that the proposed dwelling will not appear out of character in this location. The wide plots also help to maintain a sense of space between the buildings, with a lean-to at the side of 406 and the proposed lean-to at 404 also helping to prevent two storey form right up to the boundaries.

The large glazed feature is not common in the street but the building has a two storey form, with a traditional pitched roof and eaves, and the glazed roof projection is the equivalent of dormers which can be found on many properties in the street. Consequently, it is not considered to cause visual harm.

Residential amenity

The increased bulk and height of the building is not considered to cause a loss of light or outlook for the occupiers of the dwellings on either side of the site because of the spacing to be retained between buildings. The rear extension is deep but is also not considered to cause harm to neighbours. No. 402 has an outbuilding in the rear garden on the boundary with the site while No.406 has its main rear windows located further from the boundary.

There is a dwelling at the rear of No.406 known as Che-Bar which has a large dormer on the rear facing the rear garden of No. 404. It is positioned perpendicular to the site and is not considered to be adversely affected by this proposal. At the rear of the site Nos 23-27 Adur Avenue are over 60m away and are not considered to be adversely affected by the new windows and increased height of the building. The large glazed feature window at the rear serves a stairwell predominantly in any event.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the east or west elevations.
5. Obscure glaze 1st floor window on west elevation

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: Peter Barnett Date: 11 April 2019

Authorised by: Gary Peck Date: 17 April 2019