Details of Development

Proposed rooms in roof including raising and extension of roof to form gable ends (with front and rear dormers) plus increase in height and width of front projection

Location of Development

25 Riverside Road, Shoreham by Sea, West Sussex BN43 5RB

Reason for Refusal

The proposed extensions would be out of keeping in scale and design with the existing bungalow and would be detrimental to the visual amenities of the locality. If permitted, the local planning authority would find it difficult to resist similar proposals related to the other bungalows in the vicinity of the site on the north side of Riverside Road, the cumulative effect of which would be to spoil the character and appearance of the area.

The proposal is therefore contrary to policies *AG1* and *AH7* of the *Adur District Local Plan* and advice in *Development Control Standard No.3 'Extensions and Alterations to Dwellings'*



View of 25 Riverside Road[1]

Background

25 Riverside Road is a three-bedroom bungalow located centrally in a row of five similar bungalows on the north side of Riverside Road on Shoreham Beach. The property backs on to the River Adur and was originally constructed in the late 1930s.

[1] All photographs by A.Williams

The property is located within the built-up area as defined on the Inset 3 Proposals Plan within the Adur District Local Plan.

Shoreham Beach is a neighbourhood with an eclectic mix of housing sizes and styles built since the 1920s. These include bungalows, two and three-storey properties (terraced, semi-detached and detached), modern and older blocks of flats up to six-storeys in height and multi-million pound seafront homes, with examples of each of these sited within 400m of 25 Riverside Road.
Areas at the east end of Shoreham Beach are still under development creating modern housing estates.

Grounds for Appeal

POLICY AG1 states "Within the* [built-up] *boundary, development will normally be permitted, subject to other policies in this Local Plan and to it not detracting from the existing local urban environment."

Under permitted development rights the owners are able to complete an extension into the loft including forming new gable ends and a rear dormer. This will change the character of the bungalow and make it stand out from the two bungalows to either side. However this results in restricted headroom in the new loft rooms, somewhat limiting their use. This limitation can be corrected if the ridge is raised making full and flexible use of the loft rooms possible. Increasing the height and width of the front projection is then in keeping with the character of the extended building.

The line of five bungalows is unobtrusive from the road and to passing traffic, both vehicular and pedestrian, and the extended property will not stand out significantly nor detract from the existing street scene.



View along Riverside Road (looking east)



View along Riverside Road (looking west)

The five bungalows are adjoined by very different properties. To the west there is a detached chalet-style bungalow with large front projection and a two-storey block of eight flats. To the east there is a larger bungalow and a group of three, detached, two-storey houses



View of Tudor Mansions and 19 Riverside Road (looking north)



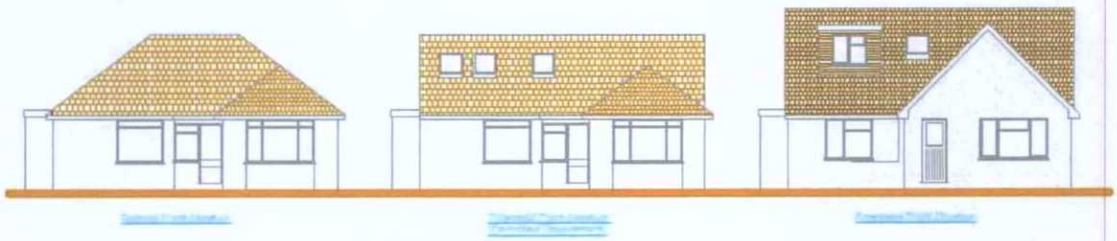
View of 31 and 33 Riverside Road (looking north)

The resulting height of the raised roof will be similar to no. 19 and lower than no. 33, the properties immediately to either side of the bungalows.

25 Riverside Road, developed in accordance with this planning application will be different to the adjacent bungalows (numbers 21, 23, 27 and 29) but will not be out of keeping with properties in the wider locality.

Whilst the current proposal has been refused planning permission, development of the loft space is allowed under permitted development rights. Sufficient volume is available to allow the introduction of gable ends and a large dormer to the rear (north) of the property.

The drawing below shows the existing property, the permitted development (with limited height loft rooms) and the proposal under appeal adjacent to one another. The owners feel that the additional work to meet the proposal, over and above the permitted development is not significant.



South Elevations of 25 Riverside Road showing existing (left), permitted development (centre) and proposal (right)

In fact the permitted development will result in a property that is different in appearance from the two bungalows on either side, as demonstrated in the drawings below, whilst the full proposal provides full use of the additional loft rooms.



Existing properties



Permitted development



Proposal under appeal

South elevations of 21 to 29 Riverside Road

However, the above drawings take no account of the properties beyond these five bungalows which have significantly higher ridge heights and very different overall designs, as shown in the earlier photographs of Tudor Mansions and 19, 31 and 33 Riverside Road.

Note that the above drawings also take no account of the existing street furniture, trees and parked vehicles which obscure the view of these properties from the road.

The owners believe that this proposal is not overbearing, cannot be considered as out of keeping with the local amenity if properties beyond the five shown are also taken into account and, subject to proper specification of materials, is in fact sympathetic to and in scale with its surroundings.

In addition the proposed development provides the opportunity to install an environmentally sensitive scheme as the owners will be moving out during the work. The intention is to include an air source heat pump, high standard insulation to the existing construction and the extended parts of the building and underfloor heating throughout, reducing the property's carbon footprint accordingly. Solar panels will also be considered subject to the necessary planning consents.

POLICY AH7 states "Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) it accords with the standards adopted by the District Planning Authority."

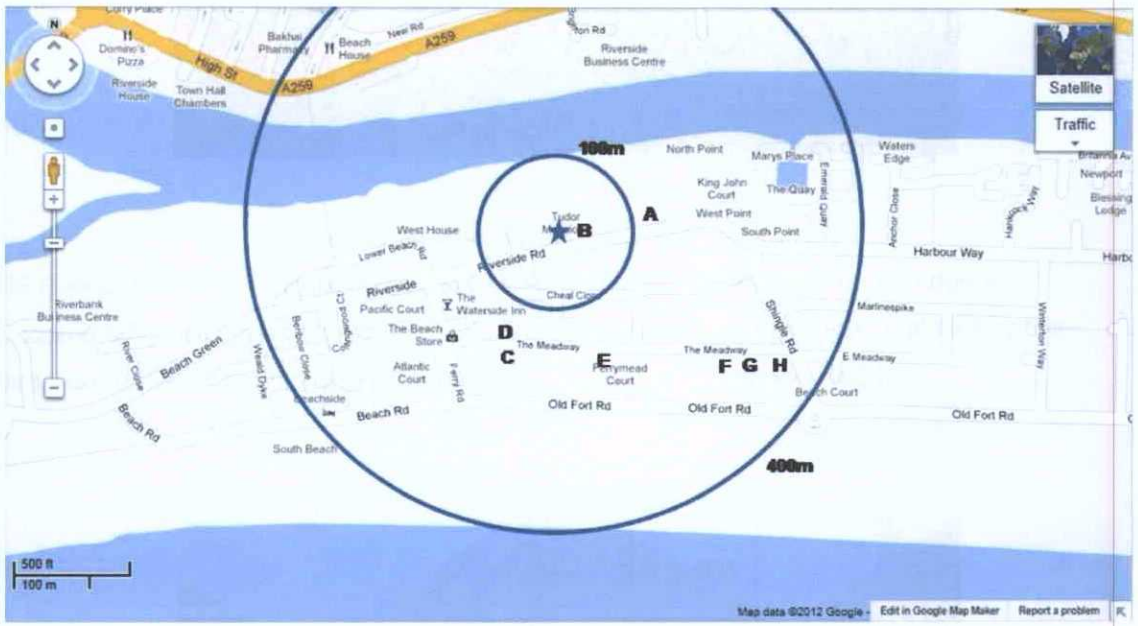
In response to policy AH7, sections (b), (c) and (d) are irrelevant as the material specifications will be subject to further permission and the garden is unaffected by the proposal, as is the access and parking provision.

The issue of overlooking, loss of natural light or overbearing effect is not substantiated. The owners have discussed the proposal with both next-door neighbours (numbers 23 and 27) and the owners of numbers 21 and 29. No written objections were received by the planning

authority and the owners have received verbal support from the owners of all of these properties.

Development control Standard No. 3 repeats Policy AG1 (in section 1.11) and gives examples of acceptable and unacceptable development work

The proposal appears to be in line with the all of the requirements of Section 2 Planning Principles and Section 3 Standards for Extensions and Alterations of Development Control Standard No. 3 'Extensions and Alterations to Dwellings' in terms of the effects on the residential amenity and visual amenity and what is described as "acceptable".



Plan of Shoreham Beach showing 25 Riverside Road (⋆) with 100m and 400m perimeters and location references[2]

Examining the planning history locally there are several examples of properties where permission has been granted resulting in:

- bungalows being developed along very similar lines to these proposals
- properties being developed to a far larger scale than these proposals
- new properties which do not match the character of the adjacent properties

Many of these properties are very close to 25 Riverside Road.

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[2] Mapping courtesy of Google Maps
Location references refer to sites included later in this paper

A selection of examples is given below with the location of each site referenced on the plan above.



Location A

View of 53 Riverside Road (looking north)

53 Riverside Road – This bungalow was extended significantly, raising the ridge to accommodate a second storey and including an enlarged front projection (similar to the proposal under appeal) and is located within 150m of 25 Riverside Road.



Location B

View of 31 Riverside Road (looking north)

Between 1991 and 1995 this property received planning permission for alterations and additions to form a chalet bungalow (including an enlarged roof, front and rear dormers and

a balcony at the rear, later amended to include a garage with enlarged room above on the east side and outline planning permission for 3 detached chalet bungalows (with first floors in the roof space on the land immediately east of the property. This property is located three doors along from 25 Riverside Road.



Location C

View of 7/9 The Meadway (looking south)

7/9 The Meadway – These three modern properties replaced two bungalows within a line of similar properties. The remaining bungalows are visible to the left.



Location D

View of 8 The Meadway (looking north)

8 The Meadway – This property replaced a bungalow within a line of four similar bungalows, one of which is visible to the right.



Location E

View of 21 The Meadway (looking norsouthth)

21 The Meadway – This property's roof was raised significantly to accommodate a second storey, far larger than the semi-detached bungalows to the left.



Location F

View of 61 The Meadway (looking south)

61 The Meadway - This chalet style property replaced a bungalow similar to that visible to the left.



Location G

View of 65 The Meadway (looking south)

65 The Meadway – These two modern properties replaced a single detached bungalow dividing the original plot in two.



Location H

View of 71 The Meadway (looking south)

71 The Meadway – This bungalow was identical to that visible on the right before the addition of a second storey.



Location I

View of 227 Harbour Way (looking east)

227 Harbour Way – This property is situated within a row of what were four very similar bungalows but has been given a raised ridge to accommodate a second floor and a large, two-storey side extension. (These are located approximately 1200m from 25 Riverside Road at the east end of Shoreham Beach so the location is not shown on the plan).