Expiry Date - 03/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1502/23 Recommendation – APPROVE

Site: 28 Riverside Road Shoreham-by-sea West Sussex BN43 5RB

Proposal: Single storey rear, side and front extension

Date of site visit: 14/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Riverside Road within a residential area of Shoreham Beach. The property comprises a detached bungalow which enjoys a relatively large plot and backs onto Cheal Close to the rear. The bungalow comprises elevations in white wet dash render, interlocking roof tiles, and a mix of white and dark framed openings. The rear garden space comprises predominantly grass with some vegetation bordering the curtilage along with a shed abutting the shared boundary to the west with No. 26 Riverside Road. The bungalow has an irregular footprint by virtue of the lean-to which projects from the side (west) and sits flush with the front elevation to form part of the kitchen, along with the rear extension which attaches the garage which in-turn abuts the side wall of No. 26's rear extension to the west, of which is of a notably larger scale. The detached garage of No. 50 Cheal Close forms part of the east boundary of the rear garden, located a short distance from the rear building line of the bungalow. The other property which shares the east boundary is No. 30 Riverside Road, of which has a considerably smaller plot size compared to that of No. 28 and 26 and is undergoing extensive alteration subsequent to AWDM/0750/23.

Although properties along this section of Riverside Road are predominantly detached/ semi-detached bungalows, there is no distinctive prevailing character and the form, design and style of properties appears to be becoming increasingly diverse. Land levels steadily rise to the south meaning the property is slightly stepped up from the street scene.

The application property is partially within Flood Zones 2 and 3.

Proposal:

Permission is sought for the demolition of the aforementioned lean-to and bay window to the front elevation along with the rear extension and garage, and the construction of a new bay feature along with an open porch with raised

steps and car port to front elevation, and a single-storey side and rear extension.

The open porch and bay feature would project approximately 1.3m forward of the original front elevation set in slightly from the side (east) elevation (approximately 0.75m) and be approximately 3.35m high. The side (west) extension would project approximately 2.1m and have a flat roof height of approximately 3m. The rear extension would sit flush with the flank wall and roof of the side extension and project approximately 5.3m (7.5m to the west by virtue of the side extension), and span the entire width of the property including the side extension (approximately 11.3m).

The open porch and rear face of the extension would be finished in timber cladding whilst the sides of the extension would be finished in matching render.

Openings to the property are to be re-configured including the front access door and existing windows replaced with new black PPC aluminium windows.

Representations: None received.

Consultations:

WSCC Highways Authority:

This application seeks the erection of a single-storey rear, side and front extension. The site is located on Riverside Road, a C-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed extension works are not anticipated to give rise to a material intensification of use of the existing vehicular access point.

A new carport is proposed, which appears of sufficient size to accommodate one car parking space. Existing hardstanding is to be retained to the site frontage, which when including the proposed carport, will provide a suitable amount of off-street parking provision for a dwelling of this size and location.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Relevant Planning History:

None at the application property.

Plentiful history at No. 26 Riverside Road for a variety of development. Approvals under SU/190/80/TP/5788, SU/189/92/TP/7649, SU/88/05/TP/21884 and ADC/0268/10.

Permission granted at No. 30 Riverside Road for remodelling of bungalow to form two storey flat-roofed dwelling consisting of single storey side extension, front extension white render to ground floor and black powder coated standing seam metal to first floor with front balcony under AWDM/2031/21, decision issued 16 Mar 2022 and application to vary condition 1 (approved plans) of AWDM/2031/21 to raise dormer and building height under AWDM/0750/23, decision issued 23 Jun 2023. Implementation had substantially commenced at time of site visit.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (Revised December 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area, the effects on the amenities of neighbouring residential occupiers, and whether flooding issues have been addressed.

Visual Amenity

The proposed works include alterations to the front of the bungalow which would be readily noticeable to the street scene and increase the bungalow's prominence by virtue of the building line being pulled forward with a height above eaves and the use of timber cladding, which would introduce a new exterior for the bungalow. Notwithstanding, this is not anticipated to result in a materially harmful impact to the street scene or character of the property; the form, design, style, and alignment of properties is diverse in the immediate and wider area and the use of cladding, including timber, is broadly used as a finish to properties of Shoreham Beach. It is therefore considered that the extensions and alterations to the bungalow as proposed would have no adverse impact on visual amenity. In arriving at this viewpoint regard has been had to both of the adjacent properties, No. 30 being the more extreme example, which have achieved extensions and alterations to their original build.

Residential Amenity

The proposed extensions would not result in an overbearing or overshadowing effect to adjacent neighbours owing to the extensions' distance from neighbouring amenity and the tall solid features to the shared side boundaries which provide screening. The rear extension would only project an additional approximately 2.85m at maximum to what exists which is considered acceptable in this context. The proposal is considered overall modest as it would not significantly exceed the existing footprint of the bungalow, whilst providing a more practical space and improving the bungalow in terms of both aesthetics and build quality. No overlooking would occur as openings are proposed to locations to where they are already established/ at a sufficient distance to overcome unneighbourly overlooking.

Other

The applicant has demonstrated that the floor space created would be at the same level to the existing floor of the dwelling. The Council is satisfied that the proposal would have no adverse impacts for flood risk due to the minor nature of the works and given only a small portion of the plot is located within the flood zone.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 02.01.2024

Authorised by: Peter Barnett Date: 3 January 2024