Application Number: ADC/0352/07 Recommendation – APPROVE

Site: The Beehive, 4 North Street, Shoreham-by-Sea

Proposal: First-floor side addition and railings to street boundary

The Application

This application was considered by the Committee at the last meeting but it has had to be brought back for reconsideration. The reason is because it became apparent, before permission was granted, that there had been an administrative oversight in that neighbouring residents had not been notified of the amended plans and given the opportunity to comment on them. As the amended plans involved an increase in the height of the proposed extension (by substituting a pitched roof instead of the flat roof originally proposed on the rear half of the extension), it was necessary to notify them of this change and letters have been sent giving 21 days for comments to be submitted.

The application property is a detached house located on the north side of North Street, opposite the junction with Ship Street. Formerly a public house, called 'The Beehive', it is constructed of yellowish stock bricks, with a rendered front fascia panel, and a double gabled concrete-tiled roof.

The house has been extended over time most notably with a rear single-storey flat-roofed extension and a garage at the side up to the boundaries with No's 45 & 47 John Street (SU/494/04). The proposal is for a first-floor side extension above the existing side garage which would be 3.3m in width, by 9.8m in depth. The plans first submitted showed a pitched roof with side gable on the front half of the extension and a flat roof on the rear part. The amended plans show fully pitched roofs with a pair of side gables, with 'vallley' between. The extension and interior reconfiguration would result in the original three-bedroom one-bathroom house being enlarged to form a four-bedroom two-bathroom house. The applicant also proposes to add a set of railings and pedestrian gate 0.7m in height to the existing low front boundary wall.

To the west is St. Peter's Catholic Church, a single-storey building with a large footprint which results in a high roof line. To the east is a Victorian terrace of houses in John Street (No's 45 – 55) which back onto the side of the applicant's property.

Consultations and Representations

County Planning Services: The Conservation Architect has no objection and considers the double pitch preferable to the flat roof and that the two-storey proposal acceptable on the south elevation.

Adur District Conservation Advisory Group: No objection but would suggest the removal of the glazing bars from the existing windows to match the windows in the proposal and feel the front railings are out of keeping with the character of the period.

Third Parties: There is an objection from the owners of No.47 John Street, who feel that the character of The Beehive is being eroded with each new addition, and that the current proposal represents over-development, out of keeping with the immediate area. They state that their property already suffers from substantial overlooking and loss of direct light, which is currently only available from the narrow gap between St. Peters House (No.47 John Street) and the Beehive. They feel the proposed extension would dramatically reduce the number of hours of direct sunlight they receive, reducing the skyline, and that the proposal would result in a severe loss of privacy at the rear of their property and in the back garden. They feel the scale of construction would cause significant noise and disruption.
[NB. The objector has requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007) ENV5, ENV10
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

There is a statutory duty to pay attention to the need to preserve or enhance the character or appearance of Conservation Areas. Local and Structure Plan policies AB4 and CH4 require this and also that the design and construction materials are of a high standard.

Structure Plan policies generally also 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.

Effect on character and appearance of Conservation Area

As stated earlier, the application as originally submitted had a section of flat roof behind the front ridged roof section which would have been excessively out of keeping and adversely affected the character and appearance of both

the dwelling itself and the surrounding Conservation Area. The plans have now been amended and show the proposed extension with two ridge-roofed sections which terminate in side gables, similar to those of the existing house. It is considered that the design and scale of the proposals as amended would preserve and enhance the Conservation Area.

The existing building stands out in that its front elevation is constructed in 'London' yellow stock bricks. Its side and rear elevations are white-painted rendering, whilst the surrounding buildings and properties are mostly painted rendering but with some local stock bricks and some flint. The applicant proposes that the extended front elevation would be brick-built to match existing which is considered acceptable. The rear and side elevations would be painted render which is also appropriate.

The design of the proposed first-floor front sash window is in keeping with the original window at groundfloor level. The proposed roof lights would not be visible from street level and are considered to be acceptable in their siting and scale.

The existing front boundary wall is only 0.3m in height and constructed with modern bricks. It is considered that the proposed railings would not diminish the character of the house or Conservation Area.

Residential amenity – daylighting

The proposed double-pitched gable roof of the extension would at its highest ridge level be 6.5m in height, 0.3m below that of the existing ridged roof. A light study has been conducted and daylight indicators show that the rear patio doors of the objector's kitchen would (at 1st March) receive sunlight at 2pm and be in full shade at 3pm, which is not materially different to the amount of sunlight which is available at the moment. These figures are taken from sunlight indicators for the 1st March each year when the sun is at a relatively low point; in the late Spring and summer each year, the sun would be higher and the effect would be less, but would be greater in the winter. With regard to the objector's rear garden, it is not considered that the additional shading of the garden in the months when the sun is at its lowest would result in a loss of amenity such as to warrant refusal. Also, given that the proposal is for a painted rendered finish at the side and rear, it should continue to reflect light.

Residential amenity – privacy

The first-floor window in the east side of the existing building is not obscurely glazed and allows views over the garage to the rear garden of No.45 John Street and obliquely to the NE towards the rear rooms of No.47, albeit from a higher level. The proposed extension would have a north-facing window serving a small bedroom which would be 0.5m in width (the minimum width that could be used for a means of escape). This would enable oblique views towards the rear windows of No.47 and overlooking of the rear garden of No.47, the side boundary of which would be only 4.7m from the proposed

window. At the last meeting the committee considered that the potential for overlooking from the proposed north-facing bedroom window justified a condition requiring obscure glazing.

Recommendation

APPROVE for the reason that :-

The proposed development would not detract from the local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AH7, AB4) and the adopted West Sussex Structure Plan (DEV1, CH4).

Subject to:-

1. C1Ci (Standard time limit)
2. C14Ai (Permission relates to amended plan)
3. C12Ei (Materials for external walls and roof to match existing and details of windows and railings to be approved) (amended)
4. C18Ci (North-facing rear window to be obscure-glazed)
5. C18Eiv (No additional windows to be formed in the walls of the extension without planning permission)

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