Development Management – Delegated Officer Report

Application Number: AWDM/1240/23 Recommendation: APPROVE

Site: 33 The Meadway, Shoreham-By-Sea, West Sussex

Proposal: New first floor to replace existing, with raised roof height and flat roof with part pitched roof at front, flat roof single storey extension to east side.

Date of Site Visit: 12th October 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application side is a detached, hipped roof chalet bungalow. It forms an 'L' shape with flat roof dormers to the rear. Located on the south side of The Meadway, a street where properties vary in design and appearance as originally built and overtime due to redevelopment and extensions and alterations. There are examples of the use of a variety of materials.

Consent is sought to remodel the bungalow with the addition of a new first floor with the recessed area to remain at ground floor to the rear. The overall design of the building will be two storeys with a flat roof with a parapet wall. The dwelling house will be increased in height by 0.8 metres. Either side of the front, central section of the first floor there will be two pitched roofs sloping back. The use of materials is unique with white render and travertine sandstone wall finish at ground floor. The rear first floor and central section to the front are to be clad with vertical reg grandis cedar boarding. The pitched roof sections to the front on either side are to be clad with zinc. First floor windows are proposed to the front, rear and either side with a juliette balcony proposed to the rear. The rear recessed section will be covered by the new first floor.

A single storey flat roof extension is proposed to the eastern side of the building accommodating a gym and bike/bin store.

Amended plans have been received which show the side first floor windows to be obscurely glazed.

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 (July 2021)
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 bungalow as existing will change in character, appearance and scale, creating a unique two storey building within the existing street scene. In terms of the proposed design and use of materials this is not out of keeping in this case. There are examples of flat roof two storey development further to the west on The Meadway and the use of contemporary and traditional materials make up the character of this locality. There are a variety of roof heights and roof forms adjacent to the site and opposite. The development proposed will therefore not be harmful to the street scene. The scale of the building is not overly large within the context of the existing built environment. The proposed side extension is modest in scale and is set back to the side of the building.

Residential amenity

The main properties to be affected are those either side of the site. The development will be visible from the dwellings opposite and the additional front window will overlook. However, front overlooking already occurs and property frontages are generally not private.

To the east is a gabled roof chalet bungalow with a side dormer. That dwelling is sited closer to the road than the application site. There is space between the building no. 33 and the boundary. The single storey flat roof extension is to be sited here, there are side ground floor windows and side dormer windows. Due to the distance between the properties it is not considered that the increased height, bulk of the building and single storey extension will have any significant adverse impact upon the amenities of the occupiers of this property. The side windows at first floor will be fitted with obscure glazing to avoid overlooking.

To the west is a gabled chalet bungalow with a higher ridge than the application site. The increased bulk and height of the building combined with the increased depth along this boundary as the recessed area to the rear is ‘squared off’ by the new roof will result in some loss of light and overbearing impact in this case. There are ground floor windows at the neighbouring property to the side which will receive less light and outlook than existing (albeit this is currently limited) and the building as proposed will project slightly beyond the rear of the neighbouring property. However on balance this impact is not considered to warrant a refusal. The first floor side windows are to be fitted with obscure glazing below 1.7m.

To the rear of the site are properties in Old Fort Road where there are first floor rear windows currently facing the site. There will be mutual overlooking as a result of the proposed rear first floor windows and juliette balcony. However there is a distance of approximately 25 metres between these windows, therefore this would meet with Development Management Standards which state that a minimum of 22 metres is required between directly facing habitable rooms. There would be no justification for a refusal on this ground.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as approved.
4. No additional windows on the east or west elevation of the building.
5. First floor windows on the side elevations should be obscurely glazed at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th October 2023

Authorised by: Peter Barnett Date: 17 October 2023